



Beechwood Road Hillsborough Sheffield S6 4LN
Offers Around £210,000

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**** SOUTH-WEST FACING REAR GARDEN ** FREEHOLD **** Situated in the heart of Hillsborough with its excellent transport links is this stone fronted, three bedroom terrace property which benefits from HIVE heating and uPVC double glazing. The property has been thoughtfully updated by the current owner including a new kitchen and carpets.

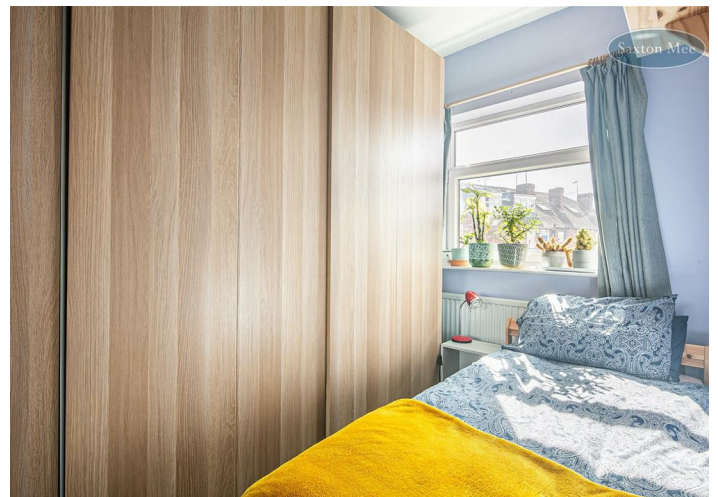
Set over four levels including the cellar, the tastefully decorated living accommodation briefly comprises front composite door which opens into the lounge with a feature fireplace and the original ceiling coving. A door then opens into the inner lobby with access into the dining room and the kitchen. The dining room has a feature fire surround with tiled hearth. There is access to the cellar head with a trap door giving access to the cellar. The kitchen has a range of a wall, base and drawer units. Contrasting solid wood worktops incorporate the sink and drainer. Integrated appliances include a dishwasher, electric oven and four ring gas hob with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the shower room. Double bedroom one is to the front aspect and has a useful under stair cupboard and ceiling coving. Single bedroom two is to the rear. The well appointed shower room has tiled walls, a towel rail, shower enclosure, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has a Velux to the rear, eaves storage and two fitted cupboards.

- STONE FRONTED, THREE BEDROOM TERRACE PROPERTY
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE, DINING ROOM & KITCHEN
- SOUTH-WEST FACING REAR GARDEN
- SHOWER ROOM
- CELLAR
- EXCELLENT LOCATION IN THE HEART OF HILLSBOROUGH
- FANTASTIC LOCAL AMENITIES
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM





OUTSIDE

To the rear is a low maintenance garden with a patio area, planted beds and timber shed.

LOCATION

Situated in the heart of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



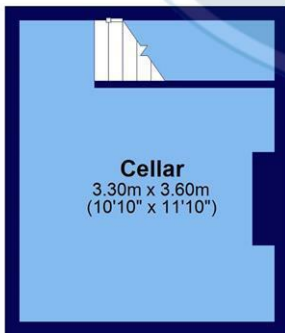
Second Floor

Approx. 26.3 sq. metres (283.2 sq. feet)



Cellar

Approx. 15.3 sq. metres (164.9 sq. feet)



Total area: approx. 103.9 sq. metres (1118.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
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Not environmentally friendly - higher CO ₂ emissions			
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