



Rockley Road Hillsborough Sheffield S6 1WL
Guide Price £240,000

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GUIDE PRICE £240,000-£250,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN WITH NO THIRD PARTY ACCESS ** Viewing is essential to appreciate the accommodation on offer of this stone and bay fronted, three bedroom terrace property which enjoys a landscaped rear garden and benefits from uPVC double glazing and gas central heating. The property has been renovated throughout to a high standard by the current owner including a new boiler and radiators, new windows, new kitchen and bathroom, new roof and guttering, replastered, redecorated and has new flooring throughout.

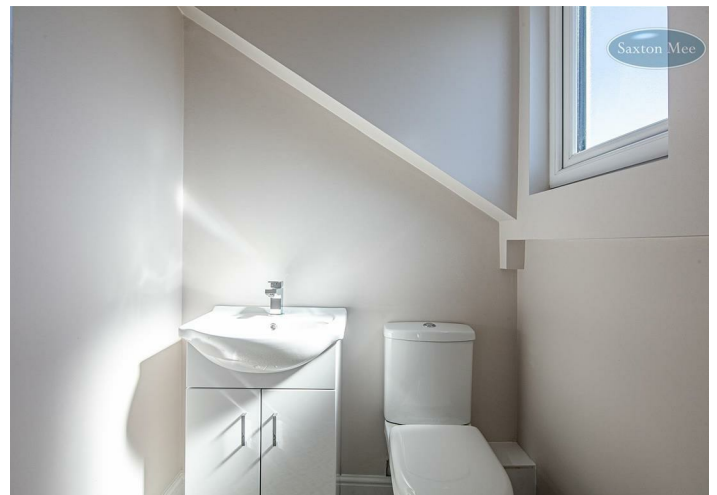
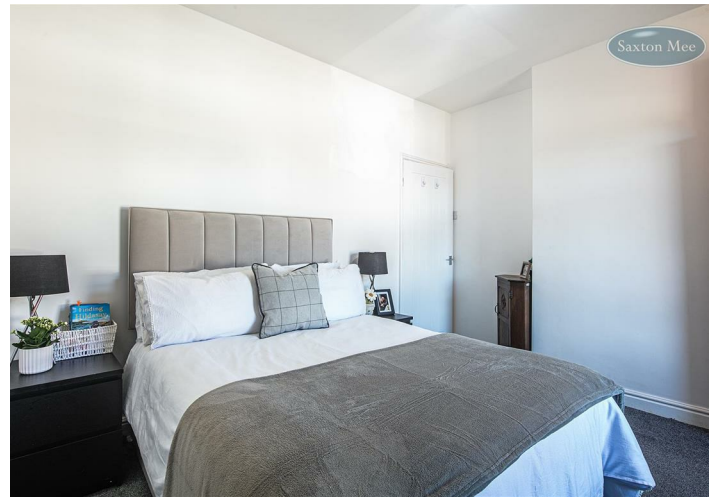
Tastefully decorated, the beautifully presented living accommodation briefly comprises front uPVC door which opens into the lounge with a bay window allowing natural light, attractive flooring and a modern electric fire which is the focal point of the room. A door then opens into the inner lobby with access into the fabulous open plan dining room and kitchen. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge and freezer along with housing and plumbing for a washing machine and dishwasher and space for a Range cooker with extractor above. There is a side uPVC entrance door and access to the cellar head with steps descending to the cellar which offers useful storage.

From the inner lobby, a staircase rises to the first floor landing with a storage cupboard and access into two bedrooms and the bathroom. The master is an excellent double with ample space for furniture and a large front window allowing natural light. The well appointed bathroom comes with a three piece suite including bath with electric shower, WC and wash basin with vanity unit.

A further staircase rises to the second floor and large attic bedroom three which has a rear dormer window and a WC and wash basin with vanity unit off.

- EARLY VIEWING ADVISED
- BEAUTIFULLY PRESENTED, THREE BEDROOM TERRACE PROPERTY
- LOUNGE WITH A BAY WINDOW
- FANTASTIC OPEN PLAN DINING ROOM & KITCHEN
- SOUTH FACING REAR GARDEN WITH NO THIRD PARTY ACCESS
- CELLAR
- RENOVATED THROUGHOUT TO A HIGH STANDARD
- POPULAR RESIDENTIAL AREA WITH EASY ACCESS TO THE SUPERTRAM
- AMENITIES & SCHOOLS CLOSE-BY





OUTSIDE

Front garden area. Shared access leads to a gate which opens to the fully enclosed rear garden with a patio. There is an outbuilding which houses the gas boiler.

LOCATION

Situated in this sought after residential area with excellent facilities and schools close by. Middlewood Road shops including a Costa and Asda supermarket. A short journey into Hillsborough itself with excellent amenities including butchers, bakers, greengrocers, beauty salons, takeaways and Hillsborough Precinct. Regular public transport links including Supertram. Nearby park and leisure centre. Easy access to Sheffield city centre, central hospitals and universities.

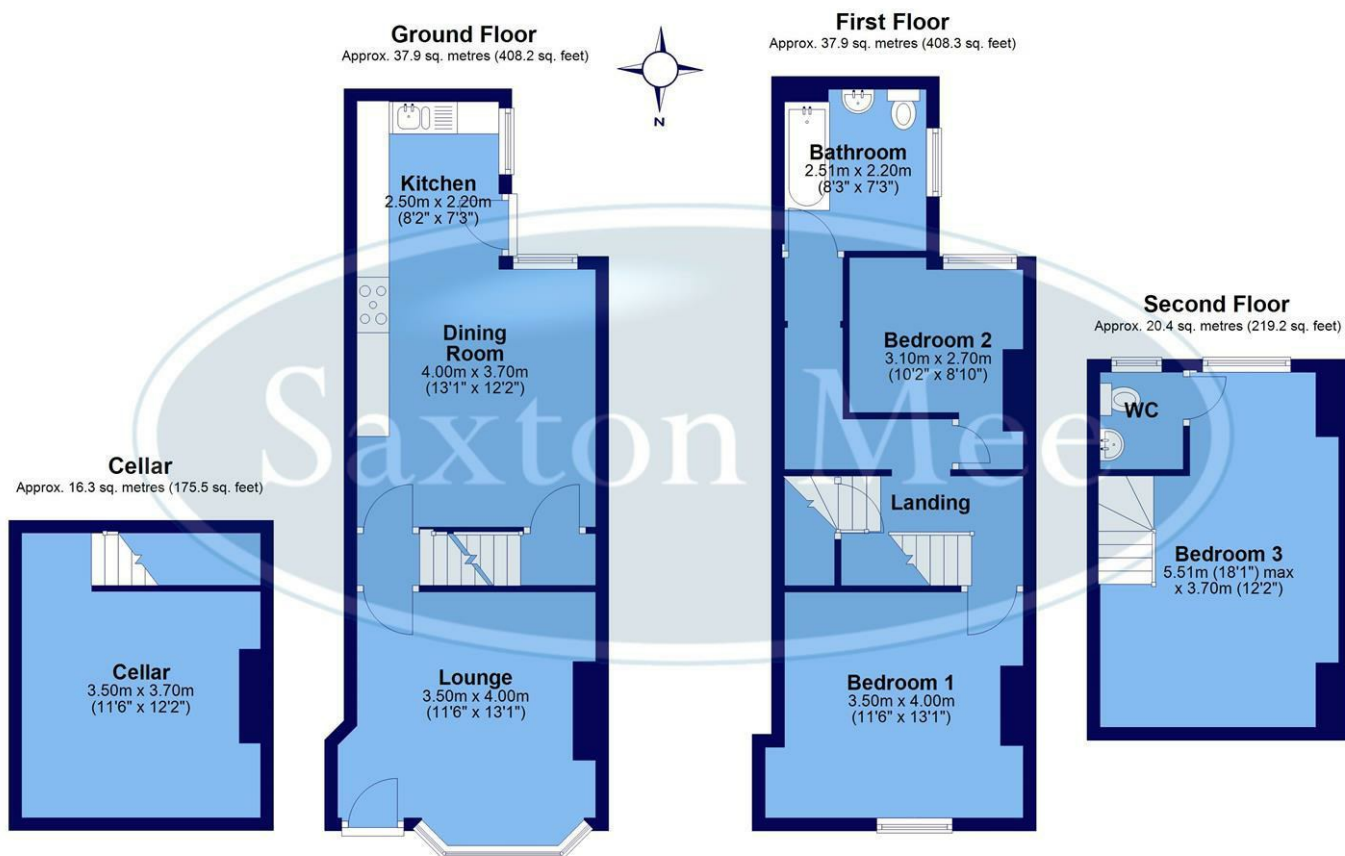
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

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.



Total area: approx. 112.5 sq. metres (1211.2 sq. feet)

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

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