



Manvers Road Hillsborough Sheffield S6 2PJ  
Offers Around £260,000



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**\*\* OFF-ROAD PARKING & DETACHED GARAGE \*\* NO THIRD PARTY ACCESS OVER THE REAR**  
\*\* Situated close to the local amenities in Hillsborough and with excellent public transport links is this bay fronted, three bedroom terrace property which enjoys a pleasant rear garden with no third party access and benefits from off-road parking, a detached garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises a front door opens into the lounge with a large bay window allowing lots of a natural light, while the focal point is the brick chimney breast with a cast iron multi-fuel stove. A door then opens into the inner lobby with access into the dining room which has original cupboards to one side of the chimney breast and a lovely tiled floor. An opening leads into the kitchen which has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include a fridge, double electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine. There is a modern gas boiler and a rear uPVC entrance door. From the dining room, a door opens to the cellar head with steps descending to the cellar with the original stone table and offering useful storage.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The master bedroom has a bay window making this a bright and airy space and ample space for furniture. Bedroom two is a good sized single and to the rear aspect. The bathroom has a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin in a vanity unit.

A further staircase rises to the second floor and attic bedroom three with front and rear Velux windows and access into the eaves.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- LOUNGE, DINING ROOM & KITCHEN
- PLEASANT REAR GARDEN WITH NO THIRD PARTY ACCESS
- OFF-ROAD PARKING & DETACHED GARAGE
- THREE PIECE SUITE BATHROOM
- POPULAR LOCATION
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS INCLUDING THE SUPERTRAM







## OUTSIDE

To the front of the property is a garden and access to the front door. Shared access leads to a gate which opens to the fully enclosed rear garden with no third party access which has a lawn and patio. To the rear of the garden there is decking and a gate with access through to Morley Street where you will find the off-road parking and detached garage with an up and over door, electric and lighting.

## LOCATION

Located close to all amenities including excellent regular public transport including the Supertram. Within walking distance of Hillsborough itself which has an abundance of amenities including supermarkets, shops, banks, restaurants, pubs and bars. Good local schools close by.

## MATERIAL INFORMATION

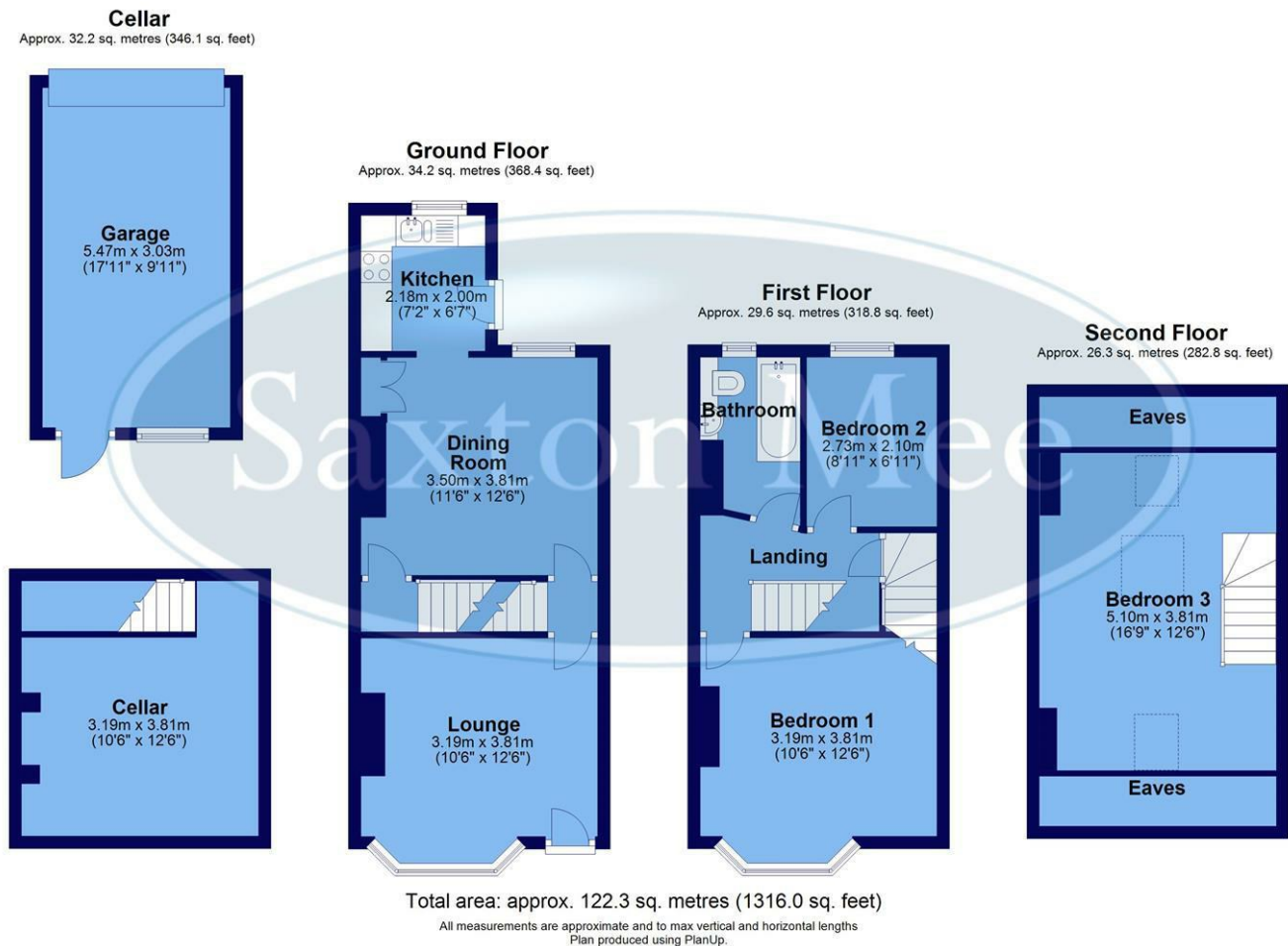
The property is Leasehold with a term of 800 years running from the 29th September 1890.

The property is 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.



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