

Saxton Mee

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Crofton Avenue Hillsborough Sheffield S6 1WF
Guide Price £360,000

St Luke's
Sheffield's Hospice

Crofton Avenue

Sheffield S6 1WF

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GUIDE PRICE £360,000-£370,000 ** SOUTH FACING REAR GARDEN ** Viewing is essential to appreciate the accommodation on offer of this much larger than average, three double bedroom, two bathroom bay fronted semi detached property which enjoys a lovely rear garden and benefits from high ceilings and gas central heating. The current owners have modernised the property to a high standard combining modern living with original features.

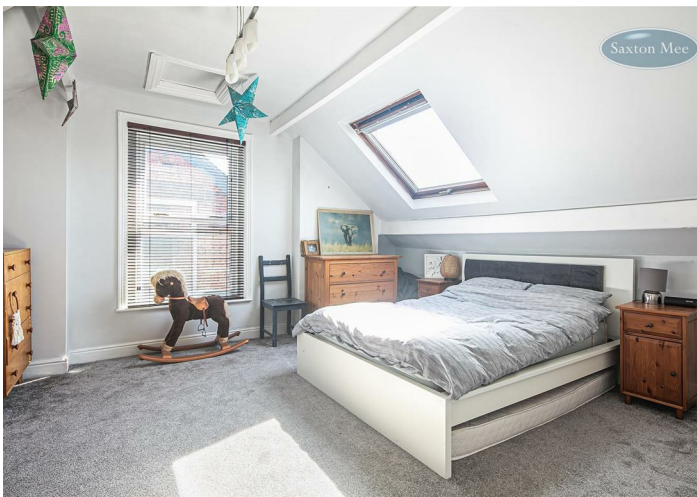
Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the entrance hall with coving, mouldings and a ceiling rose. Access into the lounge and dining room. The lounge has a lovely bay window allowing natural light, cast iron radiators and parquet flooring, while the cast-iron open fireplace is the focal point of the room. The dining room has oak flooring, cast-iron multi-fuel stove with exposed brick, and French doors opening to the rear garden, providing a perfect extension for indoor outdoor dining. A door then opens into the off-shot kitchen with oak flooring, oak worktops, space for a Smeg Range cooker and Smeg fridge freezer (both available by separate negotiation). There is an integrated washing machine and a rear entrance door. Gas combination boiler. From the dining room, access to the cellar head with steps leading down to the cellar with three compartments offering useful storage.

From the entrance hall, a staircase rises to the first floor landing with access into two double bedrooms and the bathroom. The master bedroom has the original pine floorboards, a bay window and storage under the attic stairs. Bedroom two has a cast-iron feature fireplace. The four piece suite bathroom has dual aspect windows.

A further staircase rises to the second floor and the attic bedroom complete with en suite bathroom and eaves storage. There are windows to the front and side and a Velux to the rear.

- EARLY VIEWING ADVISED
- SUPERB THREE DOUBLE BEDROOM, TWO BATHROOM FAMILY HOME
- LOUNGE WITH BAY WINDOW
- DINING ROOM WITH ACCESS TO THE REAR GARDEN
- KITCHEN
- THREE USEFUL CELLAR COMPARTMENTS
- FOUR PIECE SUITE BATHROOM
- POPULAR RESIDENTIAL ROAD
- EASY ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK





OUTSIDE

To the front is a low wall which encloses a front forecourt setting the property back from the road. Access down the side of the property to a gate which accesses the fully enclosed rear garden which is mostly laid to lawn with two seating areas, two apple trees and Victoria plum tree.

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

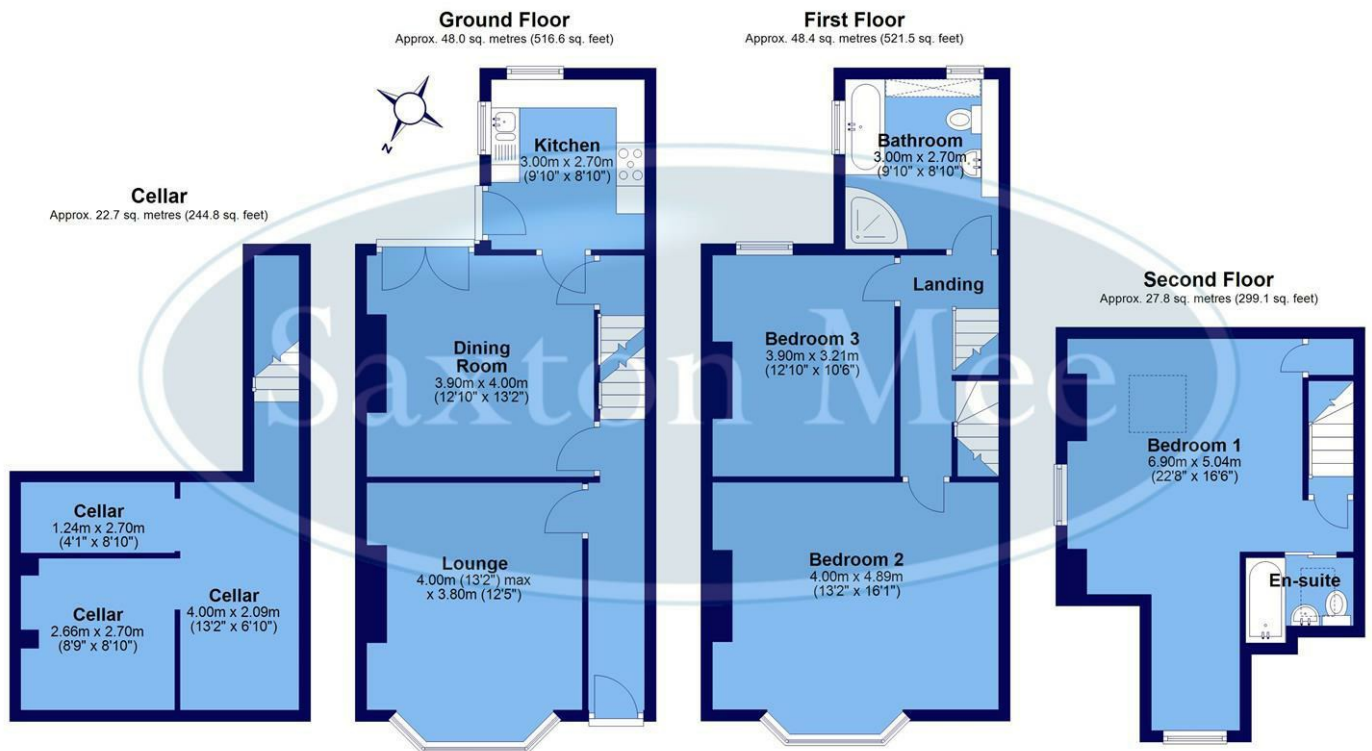
The property is Leasehold with a term of 800 years running from the 1st September 1907. Ground Rent £1.86 per annum.

The property is currently Council Tax Band B.

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. 147.0 sq. metres (1582.0 sq. feet)

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

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Hillsborough
Stocksbridge

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