



Fielding Road Hillsborough Sheffield S6 1SE
Guide Price £170,000

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GUIDE PRICE £170,000-£180,000 Offered for sale with NO CHAIN is this three bedroom, stone fronted mid terrace which benefits from an off-shot kitchen and bathroom, no third party access over the rear, uPVC double glazing and gas central heating. Situated in this popular residential area with easy access to Sheffield city centre, the amenities in Hillsborough and excellent public transport links.

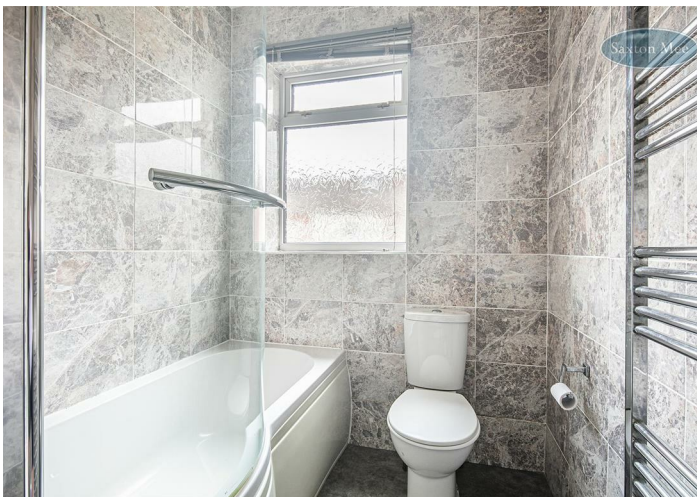
Set over four levels (including the cellar) the neutrally decorated living accommodation briefly comprises: enter through a front composite door into the lounge with a gas fire (disconnected). A door opens into an inner lobby with access into the dining room with fitted shelving either side of the chimney breast and a gas fire (disconnected). Double doors open into the off-shot kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with plumbing for a washing machine. Side uPVC entrance door. From the dining room, a door opens to the cellar head with space for a fridge freezer and steps descending to the cellar which is useful for storage.

From the inner lobby, a staircase rises to the first floor landing with access two bedrooms. The principle is to the front aspect and has a cupboard under the stairs. Double bedroom two is to the rear and has access to the off-shot bathroom which is fully tiled and has a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has a Velux window and access into the eaves.

- THREE DOUBLE BEDROOM MID TERRACE
- NO THIRD PARTY ACCESS OVER THE REAR
- LOUNGE & DINING ROOM
- OFF-SHOT KITCHEN
- CELLAR USEFUL FOR STORAGE
- OFF-SHOT THREE PIECE SUTIE BATHROOM
- POPULAR RESIDENTIAL AREA
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the rear is a garden with no third party access.

LOCATION

Excellent local amenities close by, including Asda and Sainsburys. Excellent amenities in Hillsborough itself including bakers, greengrocers, butchers, beauty salons, takeaways, public houses and cafes. Hillsborough Park, Leisure Centre and Library. Good local schools. Regular public transport links including the Supertram.

MATERIAL INFORMATION

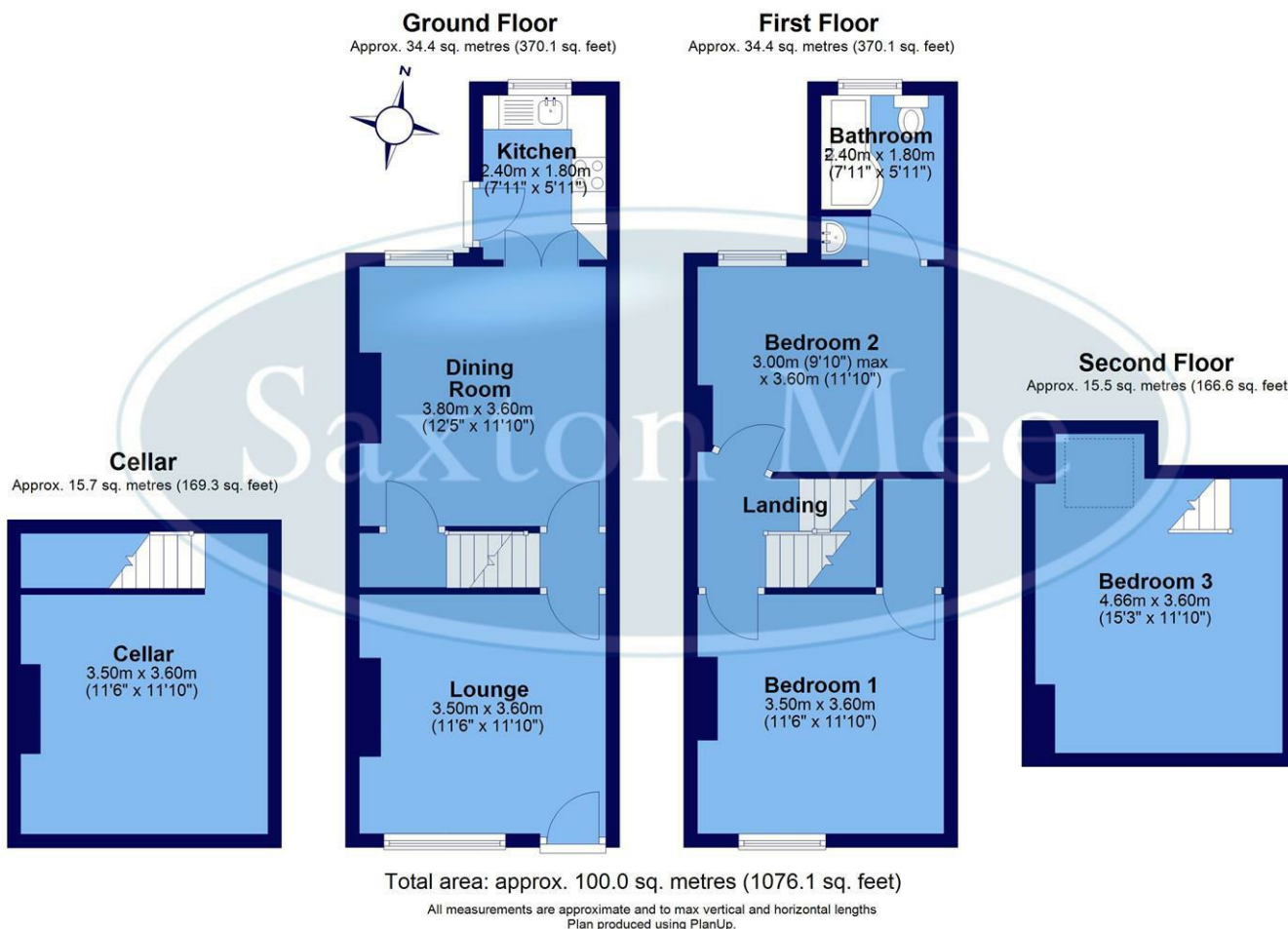
The property is Leasehold with a term of 800 years running from the 29th September 1902.

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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