



Dykes Hall Road Hillsborough Sheffield S6 4GN
Guide Price £160,000

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GUIDE PRICE £160,000-£170,000 ** FREEHOLD ** NO THIRD PARTY ACCESS OVER THE REAR ** NO CHAIN ** Located in the heart of Hillsborough is this three bedroom, two bathroom stone fronted terrace property which has a rear garden with no third party access, an off-shot kitchen, high ceilings and gas central heating. The property is situated within easy access to amenities, schools and public transport links including the Supertram network.

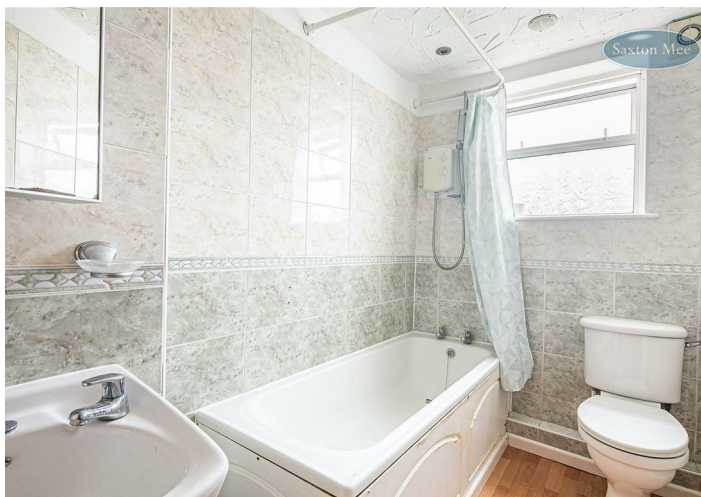
Set over four spacious levels (including the cellar), the living accommodation briefly comprises: enter through a front uPVC door into the lounge with an electric fire and the original pine floorboards which continue through the inner lobby into the dining room. The dining room has a uPVC sliding door opening onto the rear, an opening through to the kitchen and access to the cellar head. The kitchen has a range of 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 housing and plumbing for a washing machine. The cellar head has fitted shelving and steps descending to two cellar compartments which offer useful storage and benefit from lighting.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom two is a good sized double and has fitted wardrobes and a storage cupboard under the attic stairs. Bedroom three is to the rear aspect and has a storage cupboard which houses the Ideal gas boiler. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

A pocket door opens to a staircase which rises to the second floor and the principal bedroom which has fitted wardrobes, two Velux windows to the front, a dormer to the rear and the added advantage of an en suite wet room with underfloor heating, WC and wash basin.

- THREE BEDROOM TERRACE PROPERTY
- BATHROOM & EN SUITE WET ROOM
- LOUNGE & DINING ROOM WITH A uPVC SLIDING DOOR OPENING TO THE REAR
- KITCHEN
- NO THIRD PARTY ACCESS OVER THE REAR
- TWO CELLARS PERFECT FOR STORAGE
- SITUATED IN THE HEART OF HILLSBOROUGH
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM WITHIN EASY REACH
- HILLSBOROUGH PARK & COURTSIDE AT HILLSBOROUGH
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

A low wall encloses a front gravelled forecourt, which sets the property back from the road. Shared access leads to the rear garden which no third party access with a gravelled area, stone flagged area and a brick built outbuilding.

LOCATION

Situated in the centre 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.

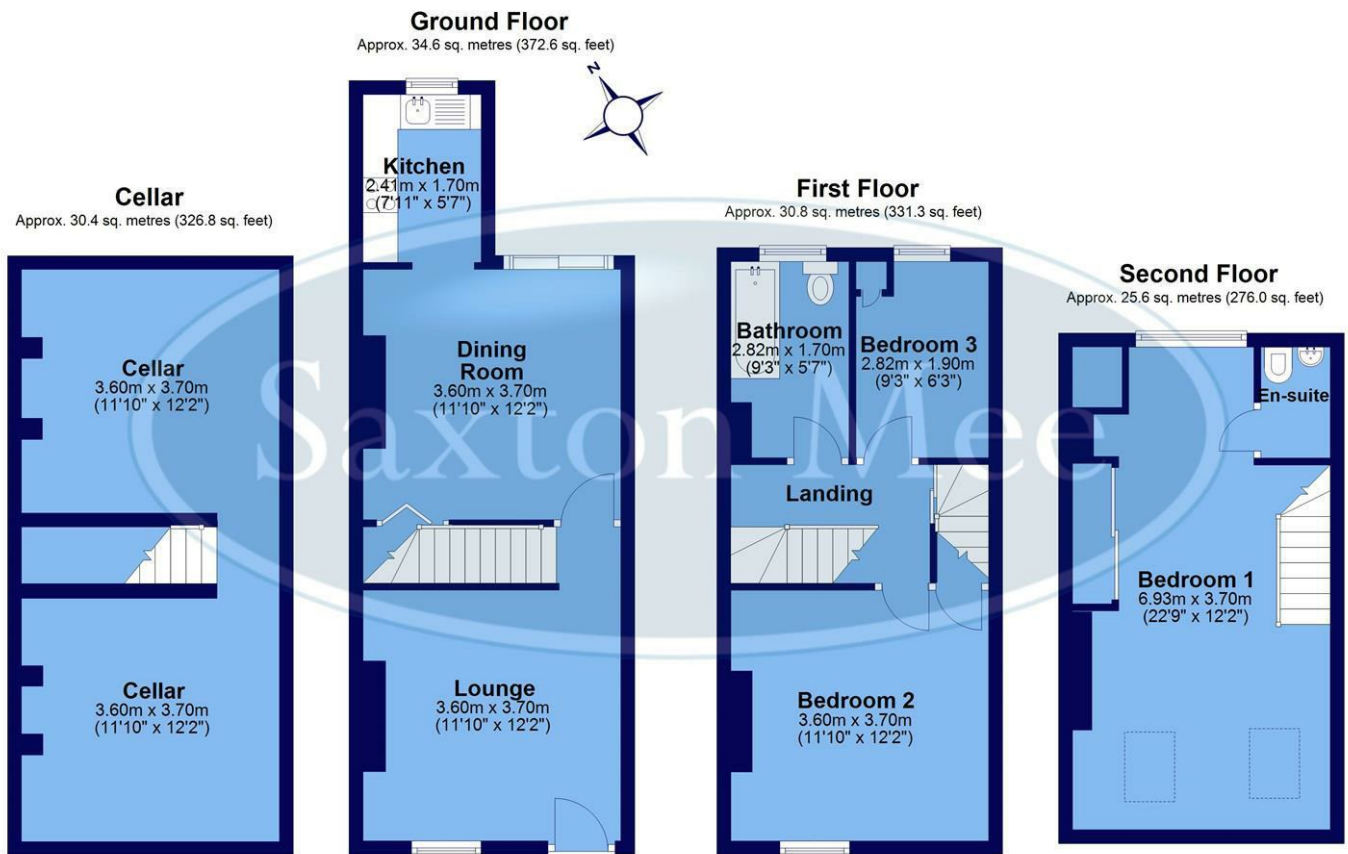
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

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. 121.4 sq. metres (1306.6 sq. feet)

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

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