

Saxton Mee



Fielding Road Hillsborough Sheffield S6 1SE
Price Guide £185,000



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Sheffield S6 1SE

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GUIDE PRICE £185,000-£195,000 ** FREEHOLD ** NO THIRD PARTY ACCESS OVER THE REAR **
Viewing is essential to appreciate the accommodation on offer of this three double bedroom, three bathroom terrace property which enjoys an easily maintained rear garden with no third party access and benefits from double glazing and gas central heating.

The spacious and well presented living accommodation briefly comprises: enter through a front door into the well proportioned lounge which has a front window, attractive flooring, a feature fireplace and fitted alcove shelving. A door then opens into the inner lobby with access into the extended 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 an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. French doors open onto the rear garden, providing a perfect extension for indoor/outdoor dining. From the dining room, a door opens to the cellar head with steps descending to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms. The principal bedroom is to the front aspect and has the added benefit for an en suite shower room with WC and wash basin. Double bedroom two has access to a dressing room and a bathroom with 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 with a storage closet and separate en suite shower room with shower cubicle, WC and wash basin.

- THREE BEDROOM, THREE BATH/SHOWER ROOM TERRACE PROPERTY
- SPACIOUS & WELL PRESENTED ACCOMMODATION THROUGHOUT
- EASILY MAINTAINED REAR GARDEN WITH NO THIRD PARTY ACCESS
- WELL PROPORTIONED LOUNGE
- EXTENDED DINING ROOM & KITCHEN
- CELLAR
- EXCELLENT LOCATION
- EASY ACCESS TO AMENITIES & SCHOOLS
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

There is a shared passage from the front which leads to the easily maintained rear garden with no third party access and includes a flagged patio area, an artificial lawn and a wooden decked terrace.

LOCATION

The property is in this popular residential area of Hillsborough with good local amenities close by. Regular public transport including close proximity to Supertram links. Also near to Hillsborough Leisure Centre, Hillsborough Park and Courtside at Hillsborough. Easy access to Sheffield city centre. Good local schools.

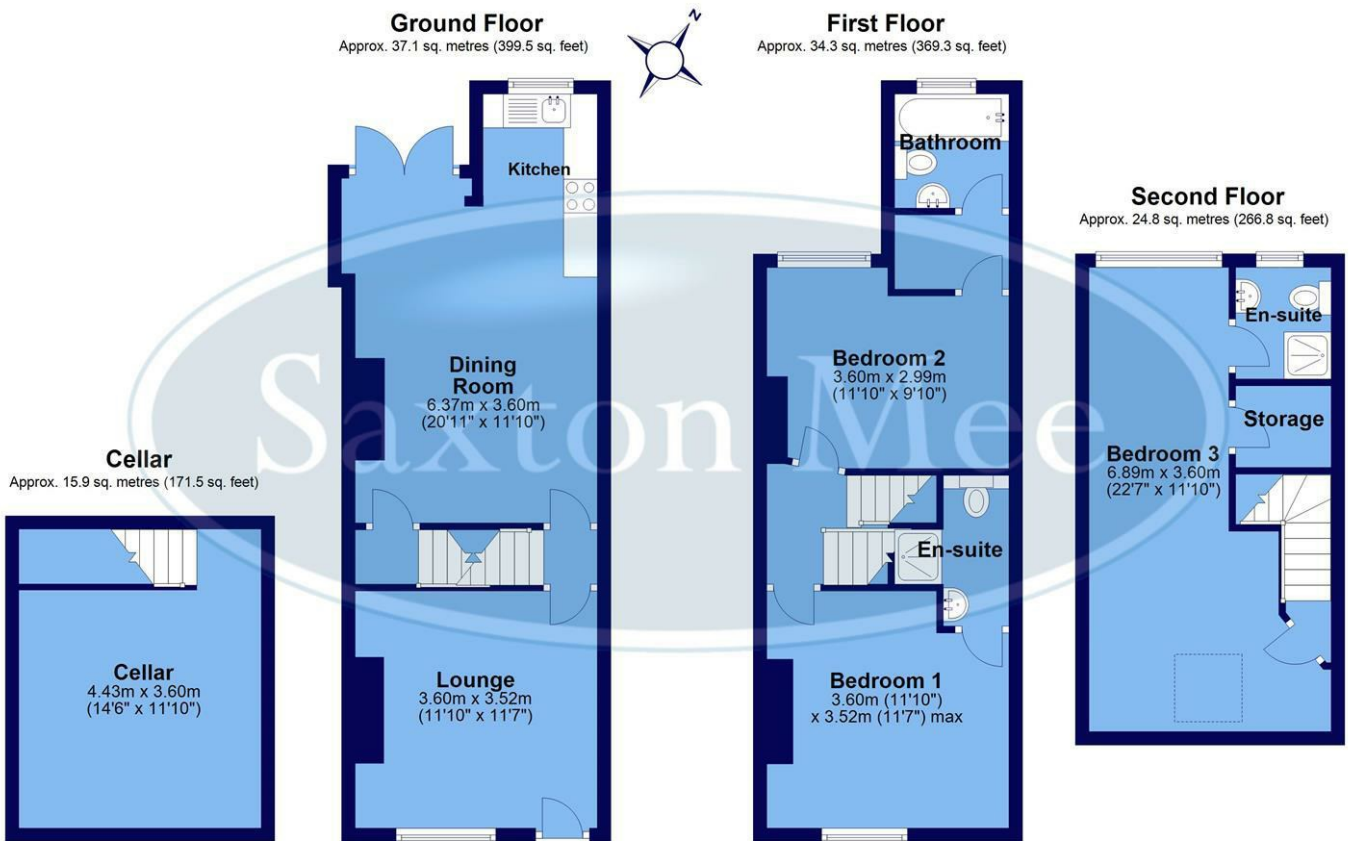
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Chris Spooner ANAEA

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. 112.2 sq. metres (1207.2 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	67

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		