



Findon Street Hillsborough Sheffield S6 4QL
Guide Price £200,000

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GUIDE PRICE £200,000-£210,000 ** SOUTH FACING REAR GARDEN WITH NO THIRD PARTY ACCESS ** Situated in this popular residential area of Hillsborough is this stone built three bedroom terrace which enjoys a good sized, well kept rear garden and benefits from uPVC double glazing and gas central heating. Ideally located within easy access to amenities, schools and transport links including the Supertram Network.

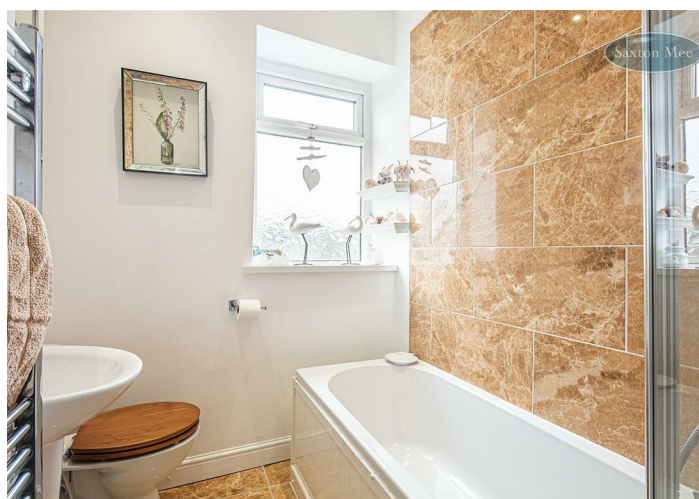
Tastefully decorated in neutral tones, the well presented living accommodation briefly comprises: enter through a front composite door into the lounge with the original coving to ceiling and ceiling rose, while the focal point is the electric fire. A door then opens into the inner lobby with access into the kitchen/diner 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 along with housing and plumbing for a washing machine and the wall mounted gas boiler. There is a rear uPVC entrance door and a door opening to the cellar head with space for a fridge and steps descending to the cellar offering useful storage.

From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The principal bedroom is to the front aspect and has space for furniture. Bedroom two is to the rear. The bathroom has a three piece suite including bath with shower attachment, WC and wash basin.

A further staircase rises to the second floor and attic double bedroom three with a Velux window and eaves storage.

- WELL PRESENTED ACCOMMODATION
- THREE BEDROOM TERRACE
- SOUTH FACING GARDEN WITH NO THIRD PARTY ACCESS
- LOUNGE & KITCHEN/DINER
- THREE PIECE SUITE BATHROOM
- CELLAR FOR STORAGE
- EXCELLENT LOCATION
- CLOSE TO AMENITIES & SCHOOLS
- SUPERTRAM NETWORK
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

A low stone wall encloses a front forecourt with patio. Shared access leads to the south facing, fully enclosed rear garden with seating areas, pagoda and an abundance of plants and shrubs.

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 Leasehold with a term of 300 years running from the 1st March 1870.

The property is currently Council Tax Band A.

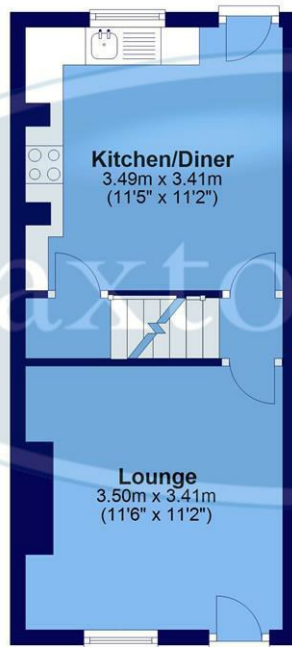
VALUER

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.

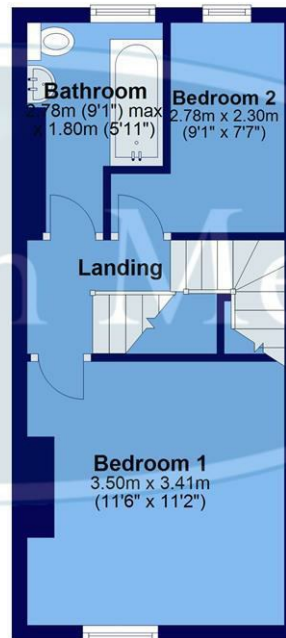
Ground Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



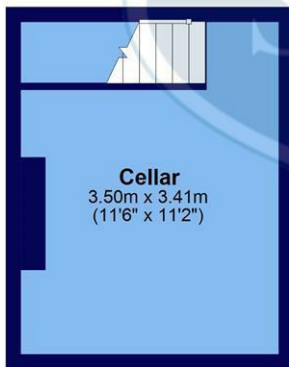
Second Floor

Approx. 12.3 sq. metres (131.9 sq. feet)



Cellar

Approx. 14.8 sq. metres (159.6 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 sq. feet)

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

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