



Dykes Lane, Hillsborough, S6

Offers Over £275,000

- FREEHOLD
- SPACIOUS ROOMS THROUGHOUT
- CLOSE TO EXCELLENT LOCAL AMENITIES
- VIEWING ESSENTIAL
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND A £1,593
- THREE BEDROOM END TERRACE HOME
- LARGE ENCLOSED REAR GARDEN
- IN CATCHMENT AREA FOR LOCAL SCHOOL, RATED OUTSTANDING

Dykes Lane, Hillsborough, S6

**** VIEWING ESSENTIAL - FREEHOLD **** An exceptional three bedroom end terrace, positioned in the ever-popular S6 location of Hillsborough. This freehold property offers a harmonious blend of modern style and traditional charm, making it an ideal choice for families, professionals, or first-time buyers. The accommodation comprises of: welcoming entrance lobby and hallway, a bright and inviting lounge, a contemporary kitchen/dining room perfect for entertaining, three well-proportioned bedrooms, and a stylish family bathroom. Outside, the home enjoys a front garden and a larger-than-average rear garden, creating a peaceful retreat ideal for family time, summer gatherings, or simply relaxing in the open air. With local shops, cafes, excellent transport links, and green open spaces all within easy reach, this home offers both comfort and convenience in a highly sought-after setting.



Council Tax Band: A



ENTRANCE LOBBY

Accessed via a part-glazed door with a window above, this welcoming entrance features wooden flooring and leads through a half-glazed door with surrounding glazed panels into the hallway, creating a bright and inviting first impression.

HALLWAY

This well-presented hallway is finished with wooden flooring, a central heating radiator and a ceiling light point. Stairs rise gracefully to the first floor, while a solid door conceals handy under-stair storage. Part-glazed doors lead to both the lounge and the open plan breakfast kitchen dining room, allowing natural light to flow beautifully through the space.

LOUNGE

This lovely, characterful lounge includes a decorative fireplace and a uPVC double-glazed bay window to the front elevation, enhancing the sense of space and brightness. A central heating radiator and ceiling light point complete the space, creating a warm and inviting atmosphere.

OPEN PLAN BREAKFAST KITCHEN DINING ROOM

BREAKFAST KITCHEN

This fantastic, bright space is designed for both style and practicality. It is fitted with cashmere wall, base, and drawer units topped with elegant white quartz worktops, including a breakfast bar peninsula with seating. Under-unit lighting adds a subtle glow, while a Belfast sink with mixer tap and a tiled feature wall enhance the room's charm. A uPVC double-glazed window above the sink floods the space with natural light. Integrated appliances include a gas hob with extractor hood, oven, dishwasher, and washing machine. Recessed ceiling spotlights and wood-effect flooring complete this welcoming, contemporary heart of the home.

DINING AREA

Open plan from the kitchen, this airy dining area is both stylish and practical. It incorporates cashmere wall and base units, wine storage, and space for an upright fridge freezer. Wood-effect flooring runs throughout, complemented by a ceiling light point and central heating radiator. Double patio doors open seamlessly to the rear garden, creating a wonderful indoor-outdoor flow.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A spacious and inviting bedroom, this room benefits from a uPVC double-glazed window overlooking the rear garden, filling the space with natural light. A decorative feature fireplace adds character, while carpet flooring and a ceiling light point complete this comfortable retreat.

BEDROOM TWO

A further generously sized bedroom, this charming room includes a uPVC double-glazed window to the front elevation, flooding the space with brightness. A decorative feature fireplace adds character, complemented by carpet flooring and a ceiling light point, creating a cozy and welcoming atmosphere.

BEDROOM THREE

A comfortable third bedroom, this room is filled with natural light from a uPVC double-glazed window to the front elevation. Carpet flooring and a ceiling light point complete the space, making it a versatile room ideal for a bedroom, home office, or study.

FAMILY BATHROOM

This modern family bathroom combines style and practicality. It includes a WC, a countertop washbasin set into a vanity storage unit, and a freestanding bath with shower attachment—perfect for relaxation. A corner shower enclosure features an overhead rain shower and handheld attachment with screen doors, while tiled walls to the wet areas add a sleek finish. A uPVC double-glazed obscure window to the rear elevation provides privacy and natural light. The room is completed with a modern vertical central heating radiator, a vertical heated towel rail, wood-effect vinyl flooring, and an extractor fan.

FIRST FLOORING LANDING AND STAIRS

The landing is finished with carpet flooring and provides access via solid doors to the three bedrooms, with a part-obscure glazed door leading into the family bathroom. A ceiling light point illuminates the space, while a loft hatch with a pull-down ladder and lighting offers convenient additional storage.

FRONT GARDEN

Tucked behind a low brick wall and hedge that provide both privacy and kerb appeal, the front garden features a neat pebble bed. Steps then lead up to the entrance door, creating a welcoming approach to the property.

REAR GARDEN

This larger-than-average rear garden offers a wonderful combination of space and versatility. Leading out from the dining room, a paved entertaining area provides the perfect spot for outdoor dining and includes an outhouse with two useful storage areas, both with power and lighting—one housing the dryer. A step up from here leads to a generous lawn, attractively bordered with mature shrubs and planting, alongside an additional storage area. Towards the top of the garden, a further paved seating area is framed by established greenery, creating a peaceful retreat. The garden is fully enclosed with fence borders and benefits from a side gate providing convenient access, ensuring privacy, security, and accessibility throughout.

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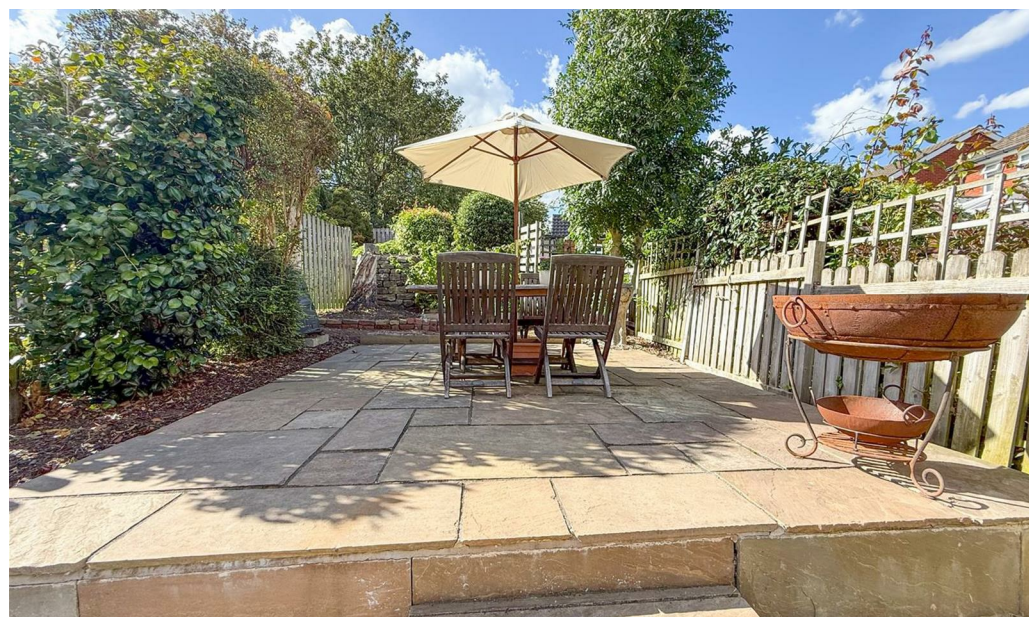
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2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

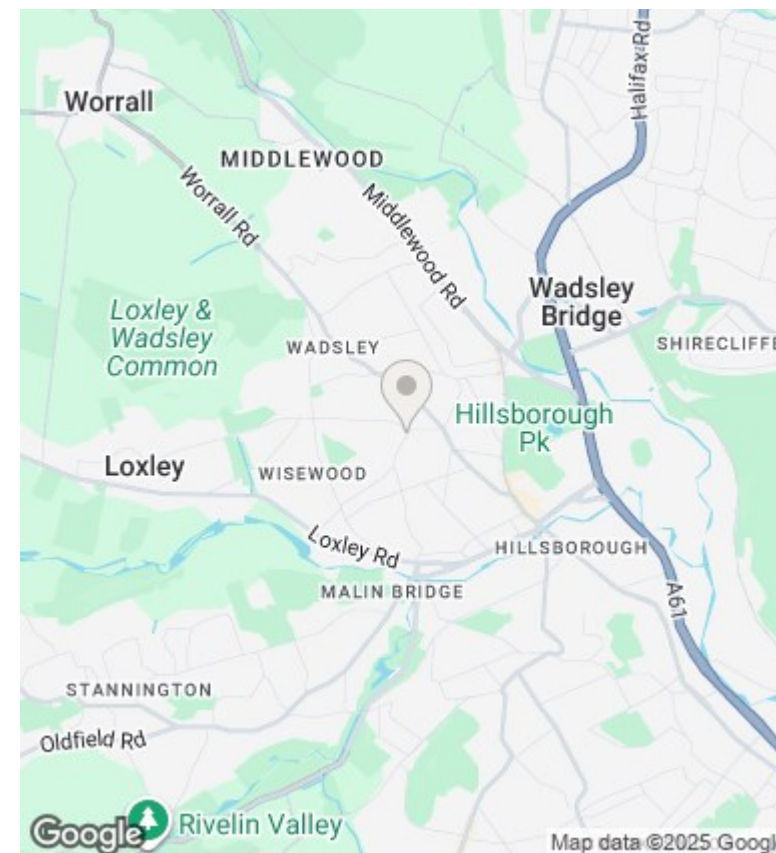
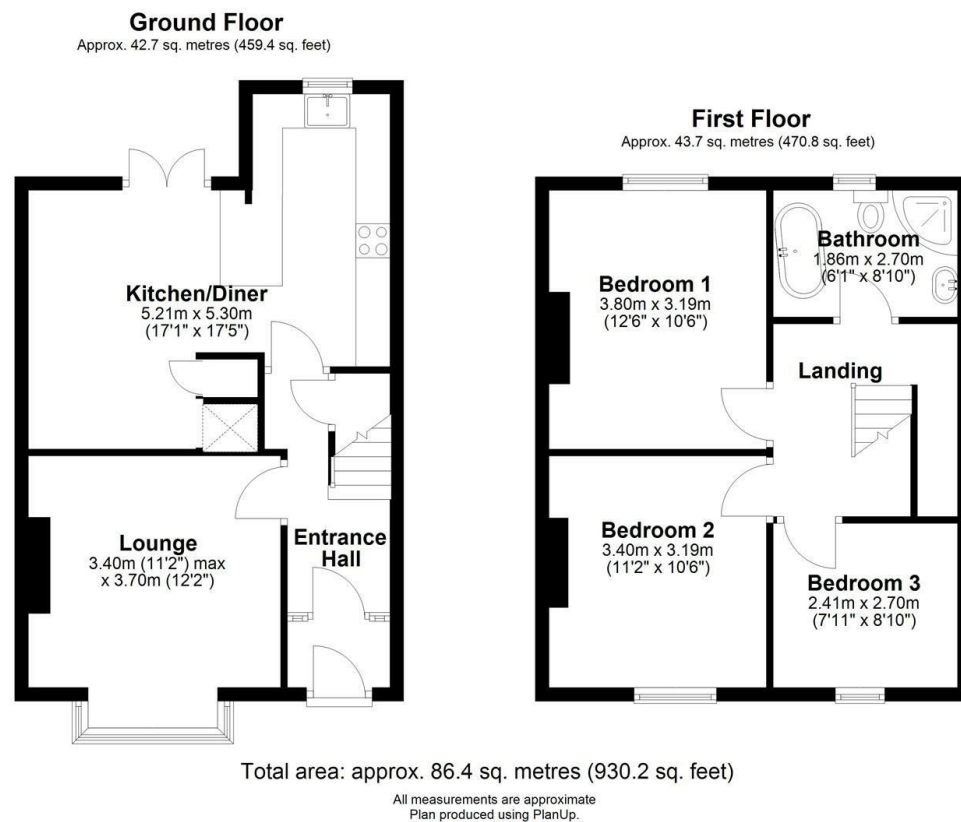
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Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC