



91 Findon Street, Hillsborough, Sheffield, South Yorkshire, S6 4QN

Offers In The Region Of £230,000

- END TERRACED FAMILY HOME
- THREE BEDROOM
- POPULAR RESIDENTIAL AREA
- GAS CENTRAL HEATING
- ACCOMMODATION OVER THREE FLOORS
- SUPERBLY PRESENTED
- CONTEMPORARY KITCHEN/DINER
- UPVC DOUBLE GLAZING
- LOW MAINTENANCE GARDEN
- CLOSE TO WIDE RANGE OF AMENITIES

91 Findon Street, Sheffield S6 4QN

Andersons are delighted to offer for sale this charming three bedroom end terraced property, which is located in the ever popular and convenient residential area of Hillsborough. The property offers well-presented and well-proportioned accommodation over three floors and it benefits from a contemporary open plan kitchen/diner, gas central heating, uPVC double glazing and a cute private rear garden. Findon Street is only a short walk to the heart of Hillsborough with its excellent shopping facilities, which include a range of independent retailers, such as award winning butchers, fruit and veg shops, micro pubs as well as some of the usual high street names. If you work in the city and don't want to take the car, accessing the city centre couldn't be easier with a Supertram stop less than 500yds away. Whilst the proximity of urban amenities is good you are only a stones throw from open country side, Hillsborough Park and the many green areas of Sheffield.

The Accommodation briefly comprises: Ground Floor Living Room, Inner Hall, Open Plan Kitchen Diner. First Floor Landing, Bedroom One, Bedroom Two and Bathroom. Second Floor, Attic Bedroom Three.



Council Tax Band: B



GROUND FLOOR

LIVING ROOM

11'10" x 11'6"

A beautifully presented, spacious reception room which benefits from a front facing uPVC double glazed bay window, uPVC entrance door, a central heating radiator, high skirting boards, ornate cornice and rose to the ceiling and a feature fire surround with coal affect living flame gas fire with slate back and hearth..

INNER LOBBY

With panelling to half level and a staircase which leads to first floor accommodation.

OPEN PLAN KITCHEN DINER

20'9" x 10'11"

DINING AREA

12'11" x 11'10"

Having wood effect laminate flooring which flows through to the kitchen area and benefiting from a central heating radiator, charming built in storage cupboard and access to the cellar. A peninsular breakfast bar divides the kitchen and dining areas.

KITCHEN AREA

10'10" x 6'10"

Recently re-fitted with a range of contemporary units above and below stylish square edged worksurfaces. Incorporated within these units is a single composite sink with flexi-hose swan neck mixer taps, an electric oven, built in microwave, 4 ring induction hob and extractor over, integrated dishwasher, integrated fridge/freezer and space and plumbing for an automatic washing machine and tumble dryer. There is a 'lantern' style skylight, uPVC French doors and uPVC double glazed window which floods this southernly facing part of the house with light.

CELLAR

11'5" x 10'8"

Providing excellent storage and housing the utility meters and electrical consumer unit.

FIRST FLOOR

LANDING

Providing access to the two bedroom and

bathroom located on this floor and also to the staircase which leads to the first floor accommodation.

BEDROOM ONE

11'10" x 11'6"

Having a front facing uPVC double glazed window, a central heating radiator, a cast iron 'Victorian' style fire surround and useful walk in cupboard which is utilised for storage..

BEDROOM TWO

10'5" x 7'2"

With a rear facing uPVC double glazed window, laminate wood flooring and a central heating radiator.

BATHROOM

10'5" x 4'3"

Fitted with a three piece white suite which comprises of a panelled bath with a twin head electric shower over, a low flush w/c and vanity wash hand basin. There is also a rear facing uPVC double glazed window, a central heating radiator and part panelled walls and tiled splash back and floor.

SECOND FLOOR

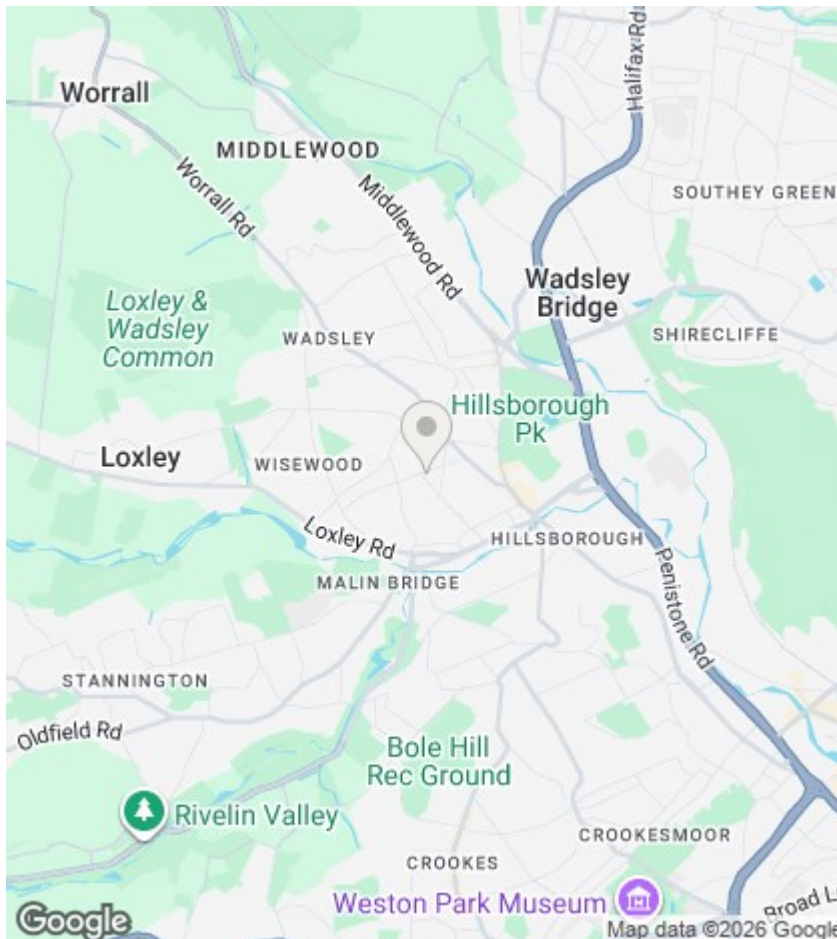
BEDROOM THREE

17'8" x 11'10"

With a rear facing 'Velux' style window, a central heating radiator and ample built in storage and access to further eve storage.

OUTSIDE

To the front of the property is a forecourt set behind a stone fronted wall. To the rear is a charming, private low maintenance garden, which is decked, has raised planters and a good sized brick built store.



Directions

Viewings

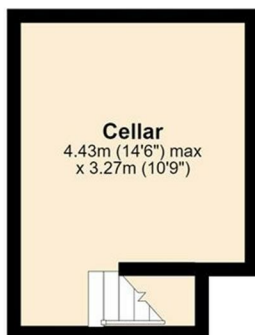
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

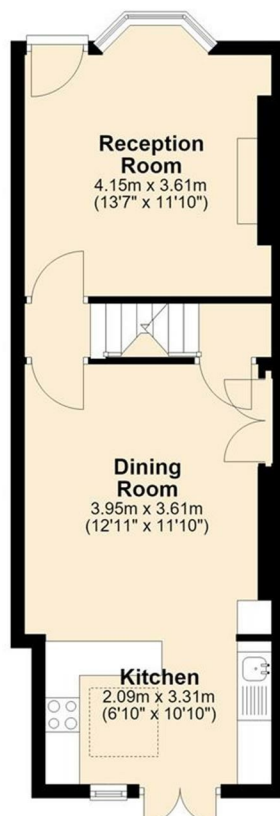
Basement

Approx. 13.8 sq. metres (148.8 sq. feet)



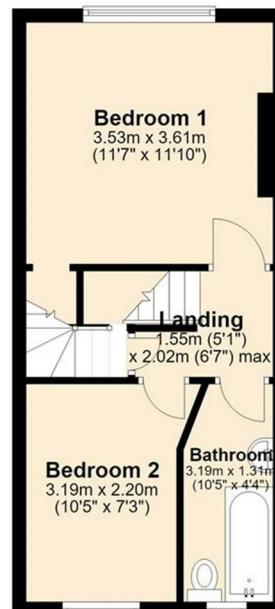
Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



Second Floor

Approx. 17.8 sq. metres (191.7 sq. feet)

