



Chiltern Road Hillsborough Sheffield S6 4QX
Offers Around £260,000

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**** NO CHIAN ** FREEHOLD **** Situated on this tree-lined road in this popular residential area of Hillsborough is this three bedroom bay fronted semi detached property which enjoys an extensive rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. The property has been well cared for and retains original features including doors and cupboards but is in need of modernising and ideal for the discerning purchaser to alter, adapt and update to their own tastes.

In brief, the living accommodation comprises: a front uPVC door opens into the entrance hall with an under stair storage cupboard. From the hall, there is access to the dining room, lounge and kitchen. The dining room has a front bay window. The lounge with a gas fire, the original cupboards to one side of the chimney breast and a rear uPVC door. The separate kitchen has space for an oven, washing machine, and fridge freezer. There is a side uPVC entrance door and a pantry with fitted shelving.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the three bedrooms, a bathroom and a separate WC. The main double bedroom enjoys the rear views and has the original cupboards to one side of the chimney breast and a fireplace. Double bedroom two has the original fireplace. Bedroom three is to the rear aspect. The bathroom has a bath and a wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- EXCITING OPPORTUNITY
- DINING ROOM, LOUNGE & SEPARATE KITCHEN
- DRIVEWAY
- GARAGE
- EXTENSIVE REAR GARDEN
- TREE-LINED ROAD
- AMENITIES & LOCAL SCHOOLS CLOSE-BY
- TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, MOTORWAY NETWORKS & OPEN COUNTRYSIDE





OUTSIDE

To the front is a paved garden with planted borders. Double gates open to a driveway which leads to the detached garage. There is access down the side to the extensive rear garden which has a patio, lawn and an array of plants, shrubs and trees. The old coal house houses the gas boiler.

LOCATION

Situated within walking distance 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. Excellent catchment area for schools including Malin Bridge Primary rated Outstanding by Ofsted. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

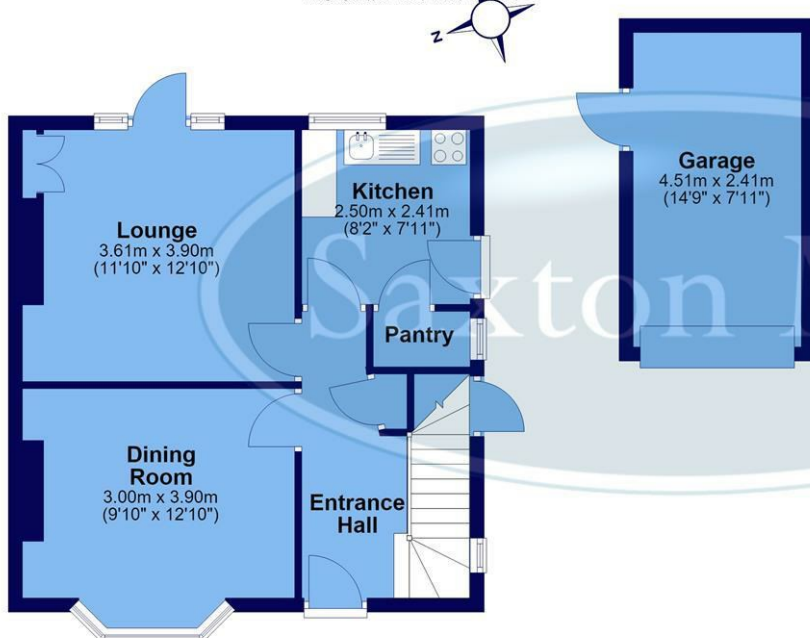
The property is currently Council Tax Band B.
Tenure to be confirmed.

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
Main area: approx. 43.3 sq. metres (465.8 sq. feet)
Plus garages, approx. 10.9 sq. metres (116.8 sq. feet)



First Floor
Approx. 43.0 sq. metres (462.8 sq. feet)



Main area: Approx. 86.3 sq. metres (928.7 sq. feet)
Plus garages, approx. 10.9 sq. metres (116.8 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

