

Saxton Mee



Meredith Road Hillsborough Sheffield S6 4QU
Offers Around £220,000



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Sheffield S6 4QU

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Situated on this quiet residential road is this three bedroom, stone fronted terrace property which enjoys attractive views and benefits from an off-shot kitchen and bathroom, uPVC double glazing and gas central heating. The property is in close proximity to local schools, a short walk from the Rivelin Valley, Loxley Valley, and Wadsley and Loxley Common. Hillsborough is a fantastic location with ample amenities, excellent public transport links and surrounded by fantastic green space such as Hillsborough Park and with easy access to the Peaks.

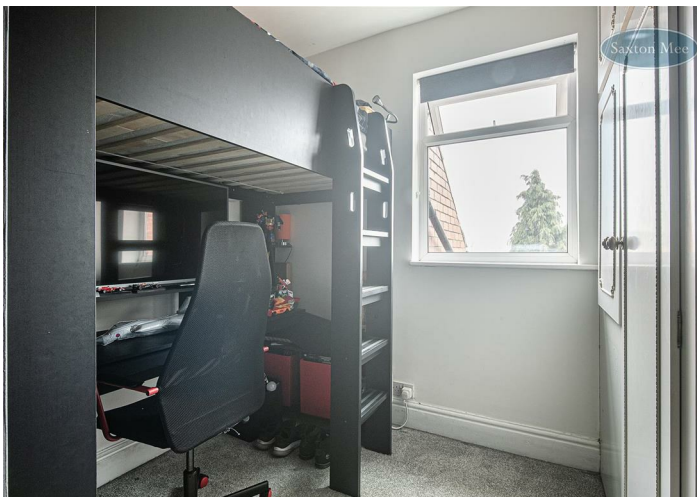
Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a rear uPVC door into the fabulous open plan kitchen and dining room. The kitchen has a range of units with contrasting worktops which extend into the dining area. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher, fridge and freezer along with housing and plumbing for a washing machine and the housed gas boiler. There is an original cupboard to one side of the chimney breast and access to the cellar being of similar size to the front lounge and offering useful storage. From the dining room, access into an inner lobby with a door opening into the lounge with a front composite entrance door and a feature fireplace with Granite hearth, which is the focal point of the room

From the entrance hall, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal double bedroom has a storage cupboard under the attic stairs. Bedroom two enjoys the attractive outlook and has fitted cupboards. The bathroom has a white 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 Velux window and eaves storage.

- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM FLOWING INTO THE OFF-SHOT KITCHEN
- CELLAR PERFECT FOR STORAGE
- OFF-SHOT BATHROOM
- POPULAR RESIDENTIAL AREA
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE
- EXCELLENT TRANSPORT LINKS





OUTSIDE

Shared access leads to the rear of the property. A gate opens to the rear garden which has a decorative planted area and a lawn.

LOCATION

Situated in this popular area of Hillsborough with excellent local amenities. Catchment to Malin Bridge Primary School. Regular public transport including Supertram. Easy access to Hospitals, Universities, Sheffield City Centre and Motorway Links.

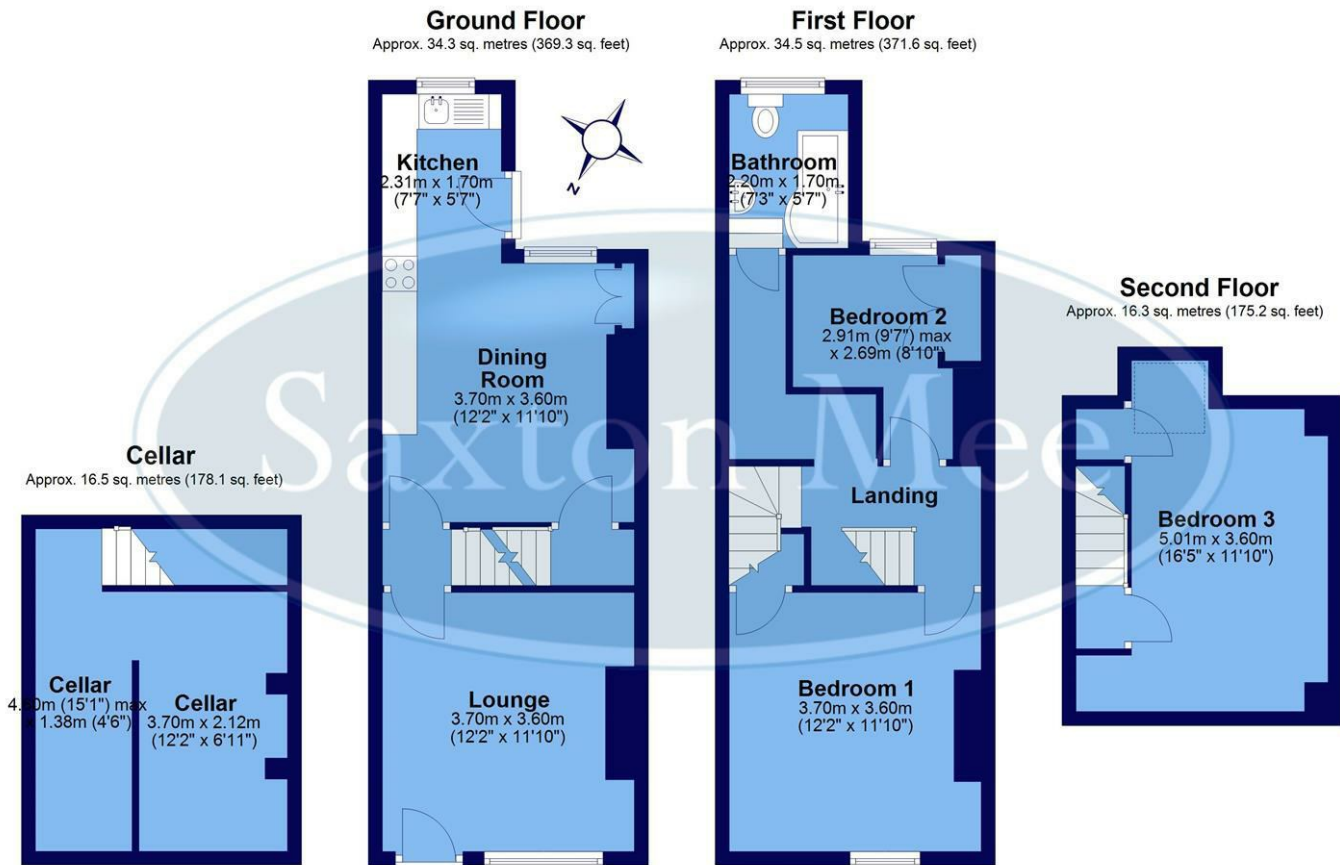
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1899. 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.



Total area: approx. 101.6 sq. metres (1094.1 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	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Very energy efficient - higher running costs		81	62
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Very environmentally friendly - higher CO ₂ emissions		78	58
England & Wales		EU Directive 2002/91/EC	