



Harrison Road Hillsborough Sheffield S6 4NA  
Price £290,000

# Harrison Road

Sheffield S6 4NA

Price £290,000

**\*\* FREEHOLD \*\*** Situated in the heart of Hillsborough is this three bedroom, two bathroom stone and bay fronted detached property which enjoys a private rear garden and benefits from uPVC double glazing and gas central heating.

Tastefully decorated throughout, the beautifully presented living accommodation briefly comprises: enter via a side composite door into the entrance lobby with access into the lounge and the kitchen/diner. The lounge has a bay window with bespoke shutters. The focal point of the room is the cast-iron log burner, inset in an attractive surround, with fitted shelving either side. The open plan kitchen/diner has a modern range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. There is a full range of integrated appliances including an electric oven, microwave, four ring hob with extractor above, fridge, freezer, washing machine and the housed gas boiler. There is a plinth heater and a upright modern radiator. A lovely feature of the room is the sky light and the uPVC French doors with fitted blinds opening to the rear garden, providing a perfect extension for indoor/outdoor dining. A door opens to the cellar head with steps descending to the cellar which offers useful storage.

From the entrance lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom two is to the front aspect and has a storage cupboard. Bedroom three is to the rear aspect. The stylish bathroom has a three piece suite including bath with overhead shower, glass shower screen, WC and wash basin set in a vanity unit.

A further staircase rises to the second floor and the principal bedroom which benefits from bespoke fitted cupboards in the eaves and the added advantage of an en suite shower room with WC and wash basin set in a combination unit.

- BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- LOUNGE WITH A BAY WINDOW
- INTEGRATED KITCHEN/DINER WITH uPVC FRENCH DOORS
- FULLY ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL AREA
- EXCELLENT AMENITIES INCLUDING THE SUPERTRAM NETWORK
- LOCAL SCHOOLS
- EASY ACCESS TO THE CITY CENTRE





## OUTSIDE

To the front, steps and path lead to a garden area. To the rear is a fully enclosed garden with an artificial lawn and wooden decking. Wood store.

## LOCATION

Situated in the heart of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre, Library and Courtside at Hillsborough. Regular public transport including the Supertram network. There are also beautiful country walks on the doorstep. Easy access to Sheffield City Centre.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

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

## First Floor

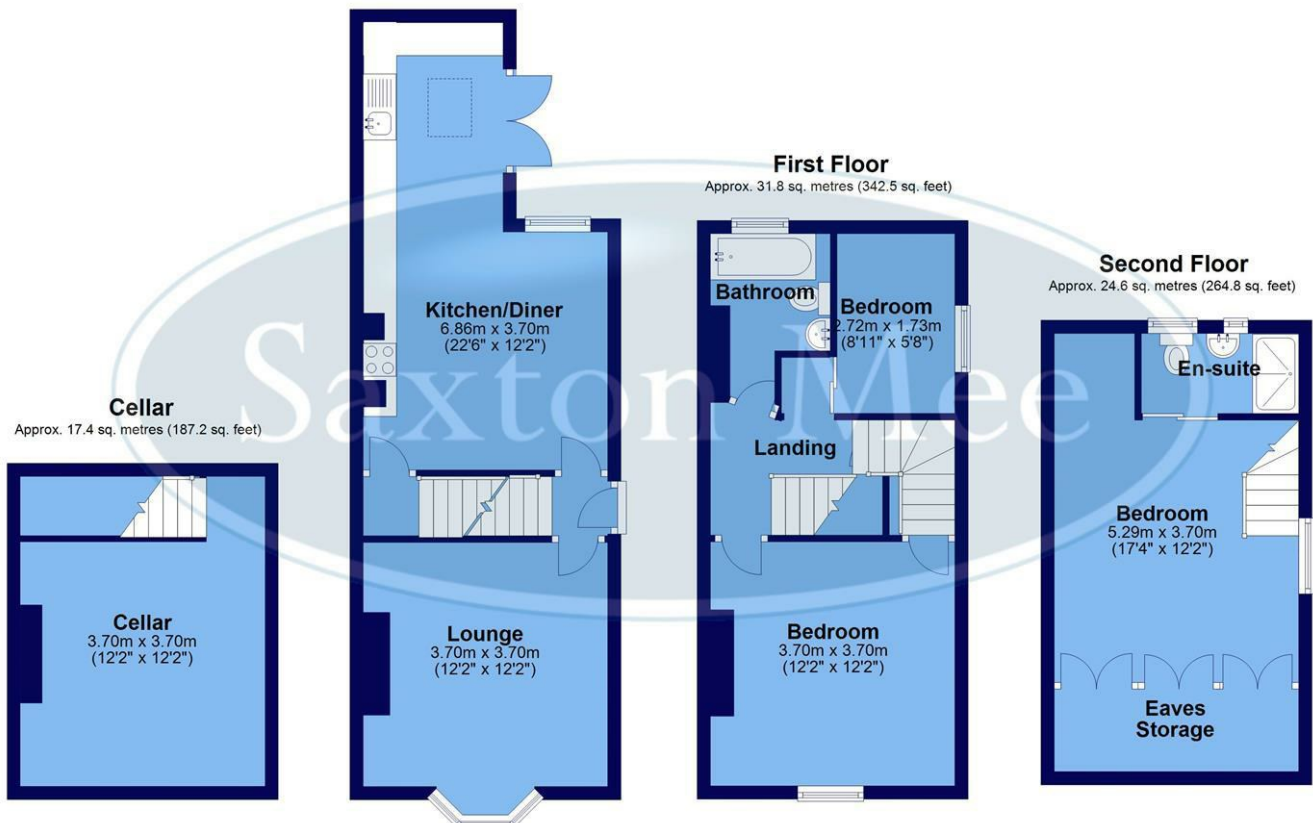
Approx. 31.8 sq. metres (342.5 sq. feet)

## Second Floor

Approx. 24.6 sq. metres (264.8 sq. feet)

## Cellar

Approx. 17.4 sq. metres (187.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.6 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](http://www.saxtonmee.co.uk)

