

# Saxton Mee

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**Winn Gardens Hillsborough Sheffield S6 1UJ**  
**Guide Price £130,000**



# Winn Gardens

Sheffield S6 1UJ

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GUIDE PRICE £130,000-£140,000 \*\* FREEHOLD \*\* SOUTH-WEST FACING REAR GARDEN \*\*  
Situating on this cul-de-sac position and ideally located for the amenities in Hillsborough and excellent public transport links close-by including the Supertram network is this three bedroom townhouse which has a fully enclosed rear garden and benefits from a garage, a downstairs WC, ample storage, double glazing and gas central heating throughout.

Neutrally decorated throughout, the living accommodation briefly comprises: enter via a porch into the entrance hall with three storage cupboards, a downstairs WC and access into the kitchen and the open plan lounge and dining room. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven, washing machine and fridge freezer. An opening leads into the dining area which has a rear entrance door. The lounge area has a large window allowing lots of light to flow through the room.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard which houses the gas boiler, a store which could be utilised as a small office. Access into the three good sized bedrooms and the bathroom. The principal double bedroom has space for furniture and a recess for storage. Double bedroom two has a storage cupboard and is to the front aspect. Bedroom three is a good sized single and to the rear aspect. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE GOOD SIZED BEDROOMS
- GARAGE
- SOUTH-WEST FACING REAR GARDEN
- KITCHEN
- OPEN PLAN LOUNGE & DINING AREA
- AMPLE STORAGE
- AMENITIES & SCHOOLS CLOSE-BY
- SUPERTRAM NETWORK





### OUTSIDE

To the front of the property is access to the garage. A gate opens to a front forecourt with storage. The fully enclosed rear garden has a patio, lawn and garden shed.

### LOCATION

Ideally located with excellent public transport links and Supertram close by. Amenities on the door step including local shops. Asda a short walk away. Excellent amenities in Hillsborough including bakers, greengrocers, butchers, beauty salons, takeaways, cafes, public houses and restaurants. Hillsborough Leisure Centre, Library and Park a short journey away. Easy access into Sheffield City Centre. Good local schools.

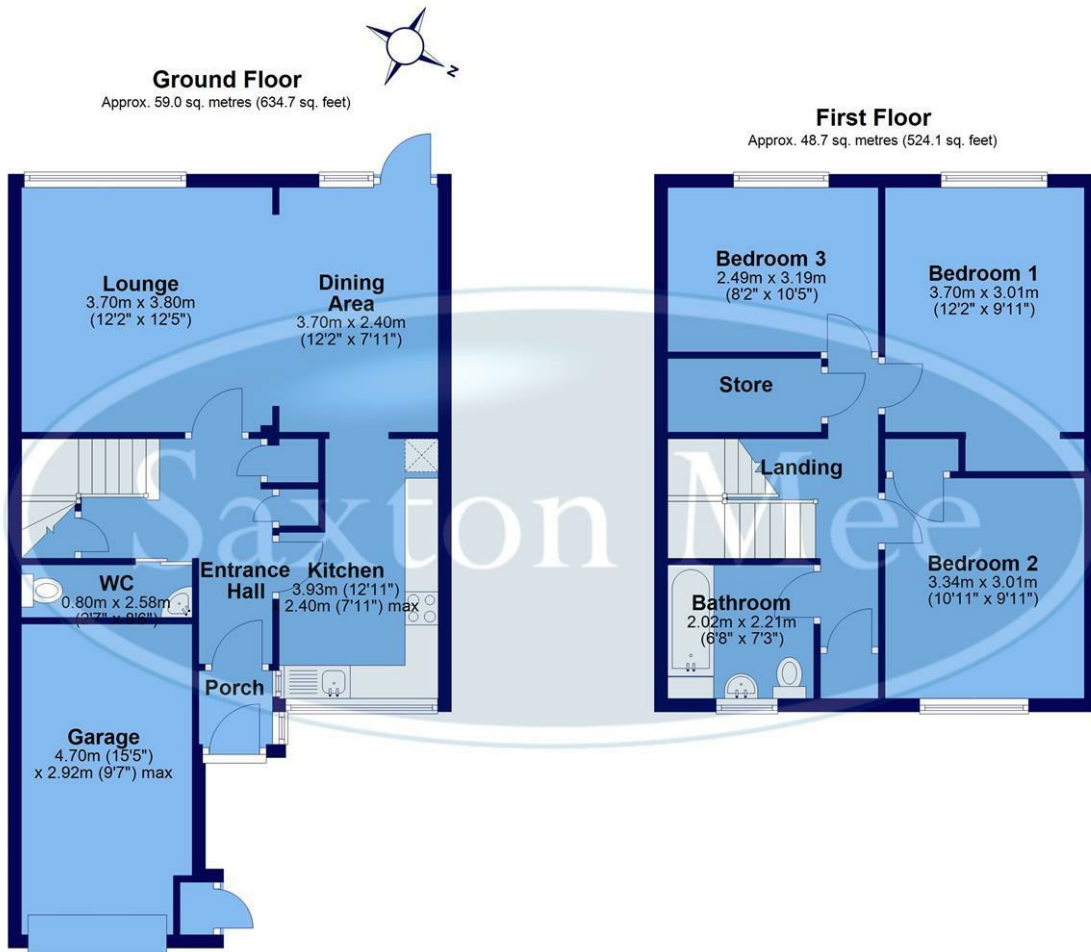
### MATERIAL INFORMATION

The property is Freehold and 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. 107.7 sq. metres (1158.8 sq. feet)

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

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Hillsborough  
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-91) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		58	78

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-91) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		53	75

EU Directive 2002/91/EC