

# Saxton Mee



Middlewood Road Hillsborough Sheffield S6 4HB  
Offers Around £230,000

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Sheffield S6 4HB

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**\*\* WEST FACING REAR GARDEN \*\*** Enjoying the lovely views over Hillsborough Park is this substantial Villa style, three bedroom, bay fronted terrace property which enjoys a rear garden and benefits from uPVC double glazing and gas central heating. Ideally located for the Supertram network and the excellent local amenities in Hillsborough.

Set over three levels, the living accommodation briefly comprises: enter via a newly fitted front composite door which opens into the entrance hall. Access into the lounge and the dining room. The lounge has a bay window, allowing lots of natural light, fitted cupboards and an electric fire, which is the focal point of the room. The dining room gives access to the off-shot kitchen which has a range of units with a contrasting worktop. Integrated appliances include an electric oven, four ring hob with extractor above and dishwasher. There is a side entrance door and access to steps descending to the cellar.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into two bedrooms and the bathroom. The principal double bedroom is to the front aspect perfect for enjoying the park views and benefits from fitted wardrobes to one side of the chimney breast. Bedroom two is to the rear aspect. The bathroom has a four piece suite bathroom including large corner bath with shower attachments, separate shower enclosure, WC and wash basin.

A door gives access to a staircase rising to the second floor and large attic double bedroom three with a dormer window.

- EARLY VIEWING ADVISED
- VILLA STYLE TERRACE
- THREE BEDROOMS
- LOUNGE, DINING ROOM & OFF-SHOT KITCHEN
- FOUR PIECE SUITE BATHROOM
- FULLY ENCLOSED REAR GARDEN
- STUNNING VIEWS OVER HILLSBOROUGH PARK
- EXCELLENT AMENITIES
- LOCAL SCHOOLS
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK





**OUTSIDE**

Set in an elevated position overlooking Hillsborough Park. To the front is a low wall with a wrought iron railing. Front tiered garden with path and steps to the entrance door. Access from East View Terrace which provides on-street parking, a gate opens to the fully enclosed rear garden which has an Indian stone patio.

**LOCATION**

Situated in Hillsborough with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Excellent 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 Leasehold with a term of 800 years running from the 21st November 1878. 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.

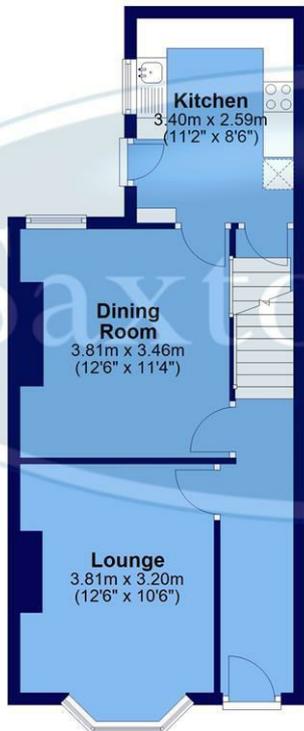
# Saxton Mee



**Ground Floor**  
Approx. 44.1 sq. metres (475.0 sq. feet)

**First Floor**  
Approx. 43.9 sq. metres (472.4 sq. feet)

**Cellar**  
Approx. 8.4 sq. metres (90.0 sq. feet)



**Second Floor**  
Approx. 18.4 sq. metres (197.6 sq. feet)



Total area: approx. 114.7 sq. metres (1234.9 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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>	EU Directive 2002/91/EC	66	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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>	EU Directive 2002/91/EC	63	72