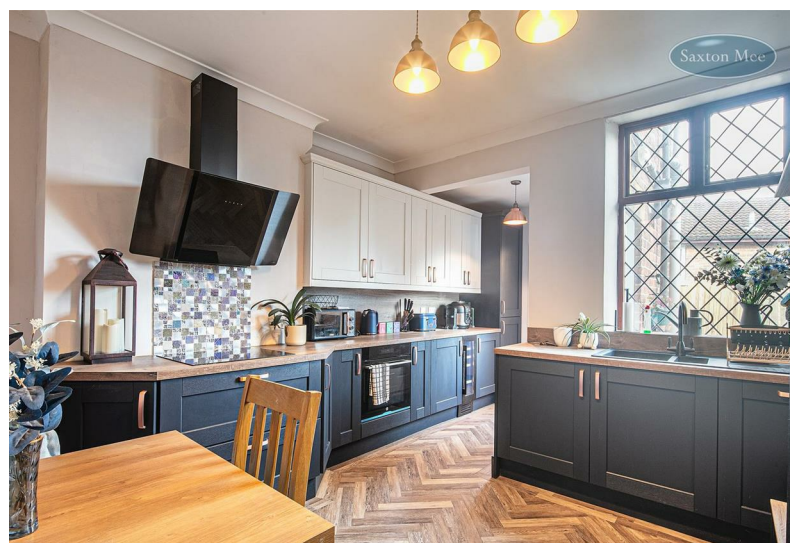




Minto Road Hillsborough Sheffield S6 4GL
Offers In The Region Of £190,000

Minto Road

Sheffield S6 4GL

Offers In The Region Of £190,000

**** NO THIRD PARTY ACCESS OVER THE REAR ** FREEHOLD **** Situated in this popular residential area of Hillsborough is this stone and bay fronted three bedroom terrace property which enjoys a rear garden with no third party access and has high ceilings and gas central heating. The property has undergone a scheme of modernisation including new front and rear composite entrance doors, a new kitchen, shower room, downstairs WC, new boiler, and a new consumer unit.

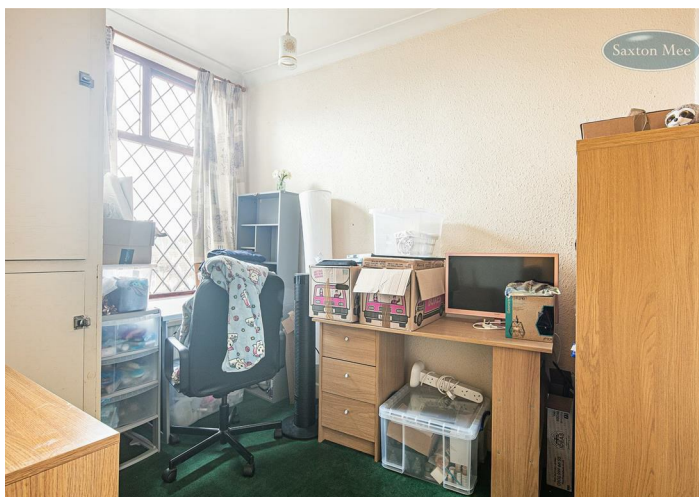
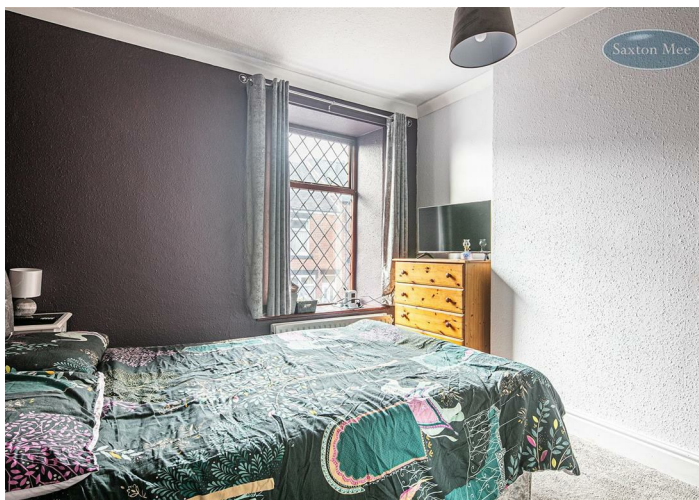
Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front composite door into the lounge with a large bay window and a gas fire (not tested) set in a fireplace, and the original coving to ceiling. A door then opens into the inner lobby with access into the fabulous kitchen/diner which has been opened up into the off-shot. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a washing machine, dishwasher, fridge, freezer, wine fridge, electric oven and a four ring hob with extractor above. A cupboard houses the Vaillant gas boiler. A pocket door opens to the downstairs WC. From the kitchen, a door opens to the cellar head with pantry style shelving and steps descending to the cellars which offers useful storage, has a rear entrance door and the original stone table.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the shower room. The principal bedroom is a good sized double with space for furniture and storage under the attic stairs. Bedroom two is to the rear and has a storage cupboard. The stylish shower room has fitted cupboards, a modern radiator, walk-in shower, WC and wash basin set on a vanity unit.

A further staircase rises to the second floor landing with a storage cupboard and access to attic bedroom three with a Velux window, storage cupboard and eaves storage.

- EARLY VIEWING ADVISED
- THREE BEDROOM TERRACE PROPERTY
- RECENTLY UNDERGONE A SCHEME OF MODERNISATION
- LOUNGE
- MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- STYLISH SHOWER ROOM
- NO THIRD PARTY ACCESS OVER THE REAR
- USEFUL CELLAR COMPARTMENTS
- EXCELLENT LOCATION





OUTSIDE

To the front is a forecourt which sets the property back from the road. To the rear is a fully enclosed garden with no third party access.

LOCATION

Situated in the centre 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. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

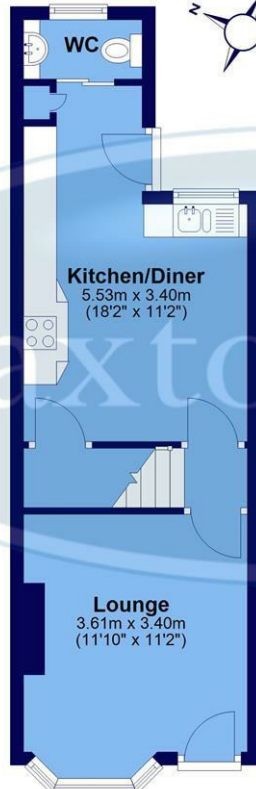
Greg Ashmore MNAEA

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.

Cellar
Approx. 33.9 sq. metres (364.6 sq. feet)



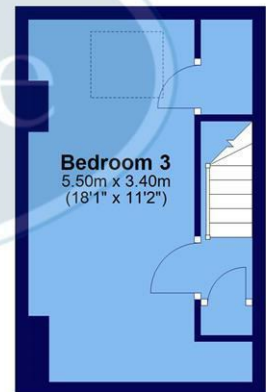
Ground Floor
Approx. 33.9 sq. metres (364.6 sq. feet)



First Floor
Approx. 33.6 sq. metres (362.1 sq. feet)



Second Floor
Approx. 18.7 sq. metres (201.0 sq. feet)



Total area: approx. 120.1 sq. metres (1292.4 sq. feet)

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

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