



**Brier Street Hillsborough Sheffield S6 4JA**  
**Price Guide £145,000**

# Brier Street

Sheffield S6 4JA

Price Guide £145,000

GUIDE PRICE £145,000-£150,000 \*\* NO CHAIN \*\* FREEHOLD \*\* Situated in the heart of Hillsborough on this attractive cobbled street is this two bedroom terrace which has a rear garden and benefits from uPVC double glazing and gas central heating. Hillsborough has an excellent range of amenities, easy access to Hillsborough Park including Courtside at Hillsborough, a Leisure Centre and Library. Excellent public transport including the Supertram and there are also beautiful country walks on the doorstep.

In brief, the living accommodation comprises: enter through a front uPVC entrance door into the lounge with an electric fire set in an attractive surround, original coving and ceiling rose. A door then opens into the inner lobby with access into the kitchen/diner which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is a Range cooker, plumbing for a washing machine and the housed gas boiler. Rear uPVC entrance door. Access to the cellar head with space for a fridge freezer and steps descending to the cellar which offers useful storage.

From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The principal bedroom is a good sized double and to the front aspect. Bedroom two is to the rear aspect and has a storage cupboard. The bathroom has a white three piece suite including bath with electric shower, WC and wash basin.

- TWO BEDROOM MID TERRACE
- LOUNGE WITH ELECTRIC FIRE
- KITCHEN/DINER
- CELLAR USEFUL FOR STORAGE
- THREE PIECE SUITE BATHROOM
- REAR GARDEN
- FANTASTIC LOCATION
- EXCELLENT AMENITIES
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK





## OUTSIDE

Shared access leads to the rear entrance door and the garden which has a brick built outbuilding, artificial lawn and patio.

## 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 and Library. Excellent public transport including the Supertram. There are also beautiful country walks on the doorstep. Easy access to Sheffield City Centre.

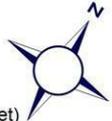
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Greg Ashmore MNAEA

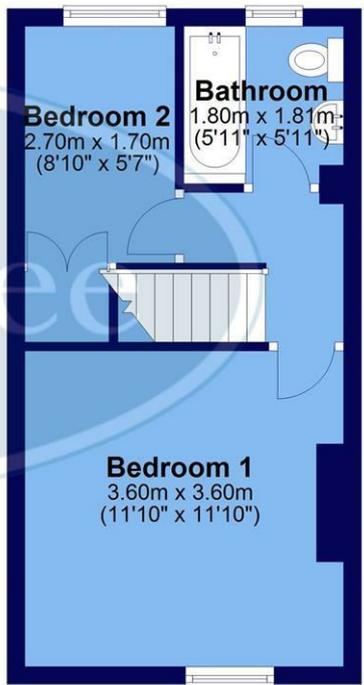
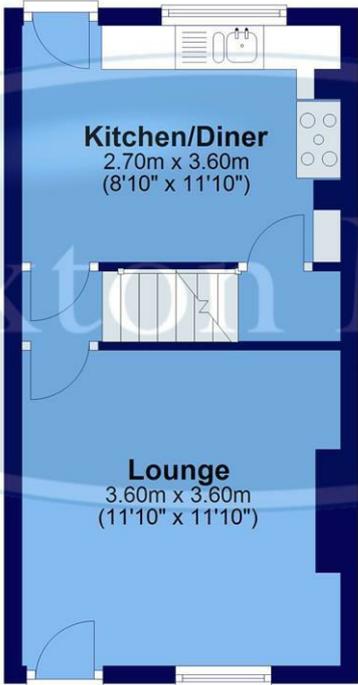
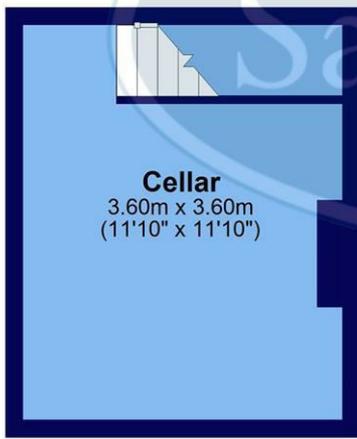
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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.



**Ground Floor**  
Approx. 26.3 sq. metres (283.3 sq. feet)

**First Floor**  
Approx. 26.3 sq. metres (283.3 sq. feet)

**Cellar**  
Approx. 16.2 sq. metres (174.6 sq. feet)



**Total area: approx. 68.9 sq. metres (741.2 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)



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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		64	79
England & Wales		EU Directive 2002/91/EC	

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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
		73	84
England & Wales		EU Directive 2002/91/EC	