



## 21 Burnaby Street, Hillsborough, Sheffield, South Yorkshire, S6 2DA Offers In The Region Of £220,000

- CHARMING MID TERRACED HOME
- WELL PRESENTED ACCOMODATION OVER THREE FLOORS
- CLOSE TO A WIDE RANGE OF AMENITIES
- GREAT ACCESS TO CITY CENTRE
- uPVC DOUBLE GLAZED
- THREE BEDROOMS
- CONTEMPORARY KITCHEN/DINER
- GAS CENTRAL HEATING
- LOW MAINTENANCE GARDEN
- POPULAR RESIDENTIAL AREA

# 21 Burnaby Street, Sheffield S6 2RA

Andersons are pleased to offer for sale this charming three bedroom mid terraced property, which is located in the ever popular and convenient residential area of Hillsborough. The property offers well-presented and well-proportioned accommodation over three floors and benefits from gas central heating and uPVC double glazing. From Burnaby Street it is only a very short walk to the heart of Hillsborough with its excellent shopping facilities, which include a range of independent retailers, such as award winning butchers, fruit and veg shops, micro pubs as well as some of the usual high street names. If you work in the city and don't want to take the car, accessing the city centre couldn't be easier with a Supertram stop less than 500yds away. Whilst the proximity of urban amenities is good you are only a stones throw from open country side and the many green areas of Sheffield.

The accommodation briefly comprises: Living Room, Inner Lobby, Dining/Kitchen and Cellar. First Floor: Landing, Bedroom One, Bedroom Two and Bathroom. Second Floor, Bedroom Three. Outside: Forecourt garden to the front and a low maintenance garden to the rear.



Council Tax Band: A



## GROUND FLOOR

### LIVING ROOM

11'8" x 11'8"

A beautiful, spacious and light reception room which benefits from a front facing uPVC double glazed window, ornate coving to the ceiling a central heating radiator and coving to the ceiling.

### INNER LOBBY

Having a uPVC entrance door and a staircase which leads to the first floor accommodation

### DINING/KITCHEN

Recently re-fitted with a range of contemporary white high gloss units above and below stylish square edged work surfaces. Incorporated within is an inset stainless steel sink with swan neck mixer taps, a single electric oven, 4 ring induction hob with chimney style extractor over, and space and plumbing for a washing machine. The room also benefits from a uPVC double glazed window, a uPVC entrance door which leads onto the rear garden, a central heating radiator and access is provided to the cellar.

### Cellar

14'6" x 11'1"

## FIRST FLOOR

### LANDING

Providing access to the two bedroom and bathroom located on this floor and also the staircase which leads to the first floor accommodation.

### BEDROOM ONE

11'8" x 11'7"

Having a front facing uPVC double glazed window, a central heating radiator and useful walk in cupboard.

### BEDROOM TWO

9'3" x 6'6"

With a rear facing uPVC double glazed window and a central heating radiator.

### BATHROOM

Fitted with a three piece white suite which comprises of a panelled bath with mixer shower over, a low flush w/c and pedestal

wash hand basin. There is also a rear facing uPVC double glazed window, a central heating radiator and tiled splash backs and floor.

## SECOND FLOOR

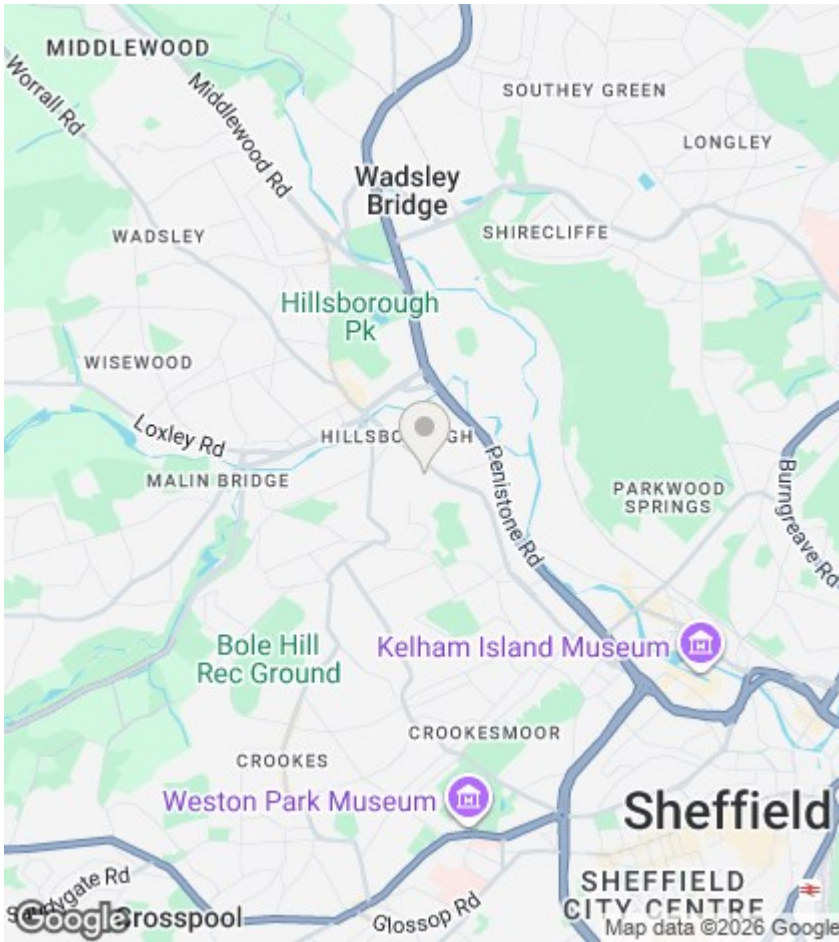
### BEDROOM THREE

17'7" x 11'8"

With a rear facing Velux style window, storage in eaves and a central heating radiator.

### OUTSIDE

To the front of the property sees a forecourt garden. Access is provided to the rear where there is a low maintenance garden with decked entertainment area.



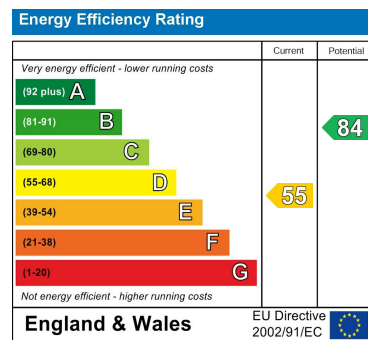
## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

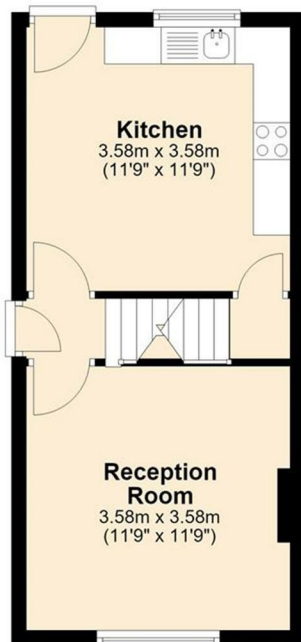
## EPC Rating:

D



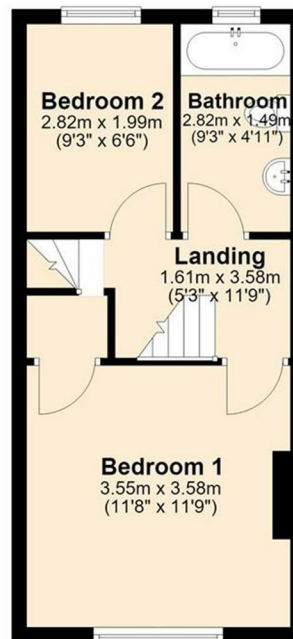
### Ground Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



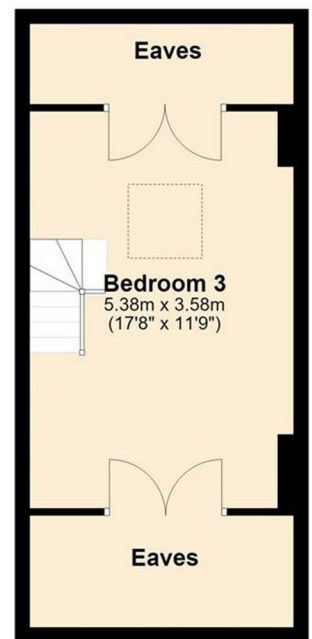
### First Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



### Second Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



### Basement

Approx. 15.0 sq. metres (161.4 sq. feet)

