



37, Shepperson Road

Sheffield, S6 4FG

Description

Guide Price: £260,000 - £280,000

A stone fronted, semi-detached home with accommodation laid out over three floors. The property would suit a broad range of buyers, including investors, First Time Buyers and those upsizing or downsizing.

Hillsborough is a desirable and well-established area which is well served by a host of local amenities including a great mixture of pubs, restaurants and cafes alongside supermarkets and other shops. The Super Tram runs along Penistone Road and alongside the bus service provides speedy links into the city centre and beyond.

This lovely home has a private and low maintenance rear garden as well as a conservatory, recently fitted modern



- Three bedroom, semi-detached home in a popular location.
- Modern kitchen with additional utility space and conservatory to the rear.
- Private and low maintenance rear garden, landscaped in 2026.
- Cellar on the lower ground floor providing ample storage space with the possibility of converting in to another room (subject to Planning Permission).
- Leasehold, with 687 years remaining and Ground Rent of £2.12 per annum.
- Council Tax Band: B. EPC Rating D.
- Walking distance to Hillsborough Park and all amenities of Hillsborough.
- UPVC double glazing and gas central heating.



kitchen with central island and breakfast bar, and off-shot utility area. There is a reception room to the front of the property, showcasing period charm alongside modern decor as well as two bedrooms on the first floor, one of which is a double bedroom, and modern family bathroom. At the top of the property, the principle bedroom is a marvellous space that benefits from ample storage space owing to modern fitted wardrobes spanning the width of room.

The lower ground floor of this property examples a traditional cellar space, which with the necessary Planning Permission obtained, has the potential of being converted in to a further reception room.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks -
As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.









Total area: approx. 120.4 sq. metres (1295.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.