Saxton Mee

Oakland Road Hillsborough Sheffield S6 4QQ
Guide Price £250,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £250,000-£260,000 ** NO THIRD PARTY ACCESS OVER THE REAR ** Situated in the highly sought-after residential area of Hillsborough, within easy reach of its excellent range of local amenities and convenient Supertram links, is this beautifully presented three-bedroom terraced property. Benefiting from uPVC double glazing and gas central heating, the property offers spacious and versatile accommodation arranged over four levels, including useful cellar space.

The ground floor opens into an attractive bay-windowed lounge featuring a characterful cast-iron fireplace, stylish flooring and fitted shelving. To the rear is a fabulous open-plan dining kitchen, creating an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, four-ring hob with extractor above and fitted dishwasher, with additional space for a fridge freezer. Attractive flooring and a rear entrance door complete the room.

From the kitchen, access is provided to the cellar head, with steps descending to three useful cellar compartments offering excellent additional storage.

To the first floor are two bedrooms and the family bathroom. The principal bedroom is a good sized double overlooking the front aspect and features an attractive cast-iron fireplace. Bedroom two is positioned to the rear, while the family bathroom is fitted with a three-piece suite comprising a bath with shower over, WC and wash basin.

A staircase rises to the second floor, where there is a spacious attic double bedroom featuring a Velux window providing plenty of natural light, together with useful fitted storage.

An excellent opportunity to acquire a beautifully presented and deceptively spacious home in a popular Hillsborough location, ideally placed for local amenities and excellent transport connections.

- BEAUTIFULLY PRESENTED THREE BEDROOM TERRACE
- HIGHLY SOUGHT-AFTER HILLSBOROUGH LOCATION
- SPACIOUS ACCOMMODATION OVER FOUR LEVELS
- FABULOUS OPEN-PLAN DINING KITCHEN
- ATTRACTIVE BAY-WINDOWED LOUNGE
- CHARACTER CAST-IRON FIREPLACES
- SPACIOUS ATTIC DOUBLE BEDROOM
- THREE USEFUL CELLAR COMPARTMENTS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- EXCELLENT AMENITIES & SUPERTRAM LINKS

OUTSIDE
To the front of the property is a forecourt with access to the entrance door. Shared access leads to the rear and the fully enclosed garden.

LOCATION
Hillsborough Park, excellent schools, and easy access to stunning surrounding countryside and the city centre. The high street is Middlewood Road, here there is an incredible variety of shops, cafes, butchers and greengrocers alongside national brands like Boots and B&M. Hillsborough also offers a range of well established bars and Award Winning restaurants. You can also leave the car for any trips to the city centre or Meadowhall with the Supertram stops at Hillsborough Park, Hillsborough and Malin Bridge.

The residents of Hillsborough are spoilt when it comes to greenspace, Hillsborough Park has enough to entertain kids of all ages with a large playground, new Courtside sports facility with padel courts, tennis courts and cafe. A short drive away there is a fantastic array of beautiful countryside places to enjoy a walk, bike ride or a job, there is Damflask, Agden, Broomhead, More Hall and Langsett Reservoirs, Low Bradfield, Loxley Valley and Dungworth with the famous Our Cow Molly Ice Cream Parlour.

MATERIAL INFORMATION
The property is Leasehold with a term of 800 years running from the 1st May 1906 (680 years remaining).
The property is currently Council Tax Band A.

VALUER
Chris Spooner 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.

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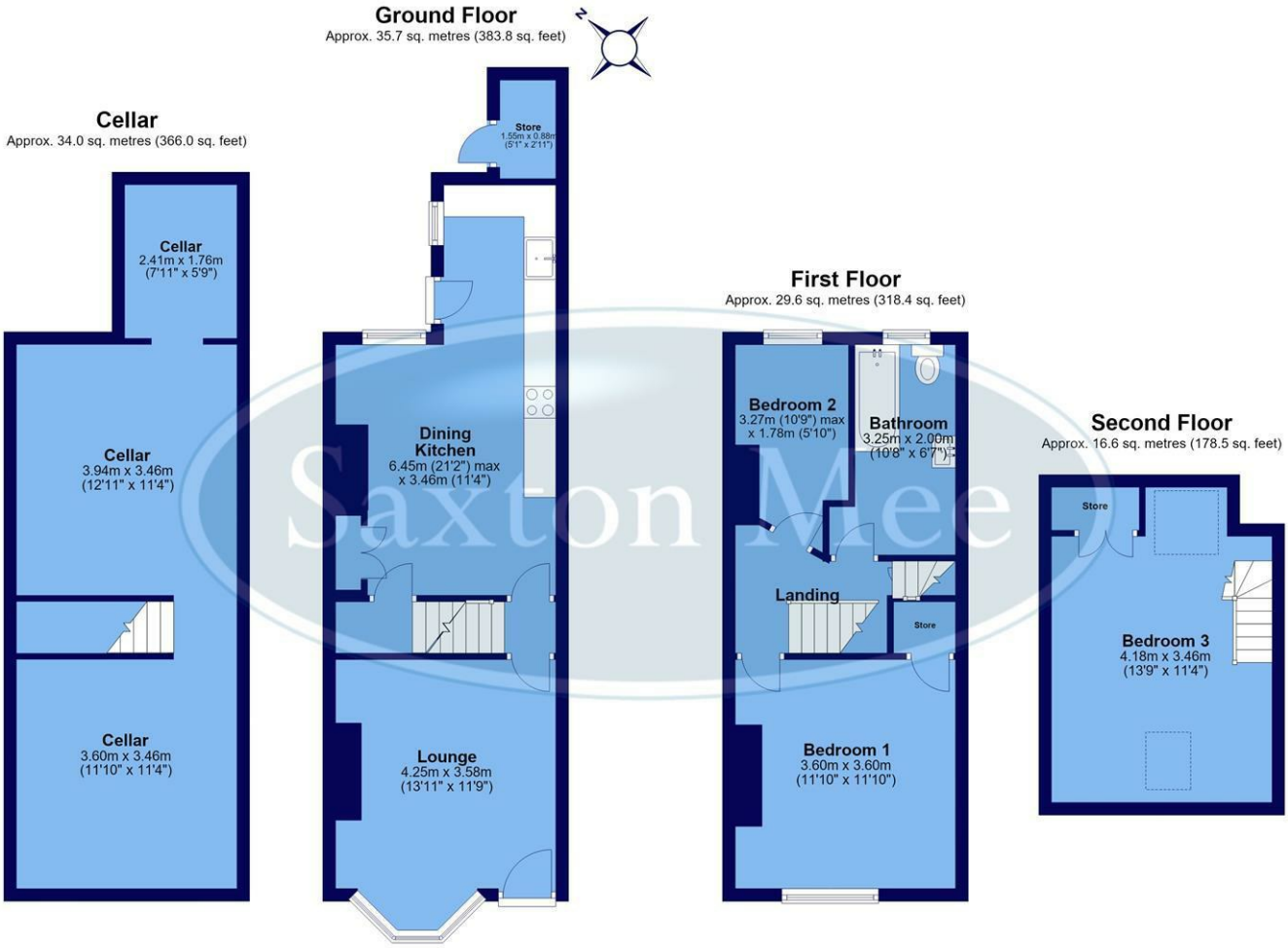

Total area: approx. 115.8 sq. metres (1246.8 sq. feet)

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

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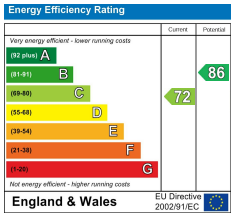

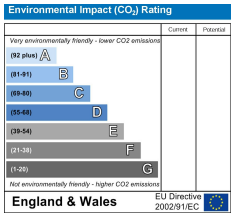

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