



Dodd Street Hillsborough Sheffield S6 2NR
Price Guide £195,000

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GUIDE PRICE £195,000 - £205,000 ** SOUTH-WEST FACING REAR GARDEN WITH NO THIRD PARTY ACCESS ** Situated in this popular residential road is this three bedroom terrace property which benefits from uPVC double glazing and gas central heating. The property has easy access to the local amenities in Hillsborough, schools close-by and public transport links including the Supertram network.

Set over four levels (including the cellar) the living accommodation briefly comprises: enter through a rear uPVC entrance door into the off-shot kitchen. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, dishwasher and the housed gas boiler. A open doorway leads into the dining room with original cupboards and access to the cellar head with space for a fridge freezer and steps descending to the cellar which offers useful storage. An open doorway leads into the inner lobby with access into the lounge with an attractive fireplace, which is the focal point of the room, original coving to ceiling and ceiling rose as well as a front composite entrance door.

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

A further staircase rises to the second floor and attic double bedroom three.

- THREE BEDROOM TERRACE PROPERTY
- LOUNGE, DINING ROOM & KITCHEN
- THREE PIECE SUITE BATHROOM
- SOUTH-WEST FACING REAR GARDEN WITH NO THIRD PARTY ACCESS
- CELLAR USEFUL FOR STORAGE
- POPULAR RESIDENTIAL ROAD
- LOCAL AMENITIES & SCHOOLS
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE





OUTSIDE

To the front is a forecourt which sets the property back from the road with steps rising to the entrance door. Gated access opens to the fully enclosed rear garden with no third party access, which has an outbuilding with working WC, garden shed and a patio.

LOCATION

Situated in the popular residential area of Hillsborough with a number of excellent amenities close-by including a medical centre and pharmacy, dentist, supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Excellent regular public transport including the Supertram. Good local schools close-by. Hillsborough Park, library and leisure centre, Wadsley and Loxley Commons. Easy access to Sheffield City Centre and Meadowhall, as well as to Loxley Valley and the countryside.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1912. The property is currently Council Tax Band A.

VALUER

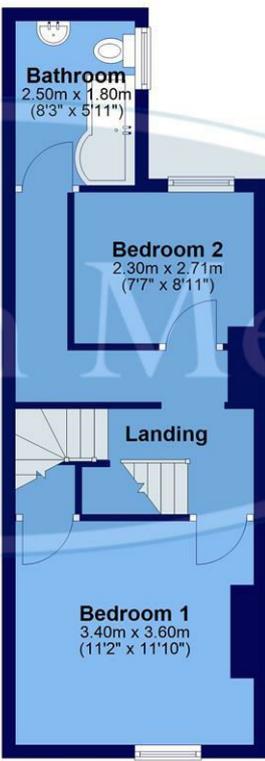
Greg Ashmore MNAEA

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Ground Floor
Approx. 36.3 sq. metres (390.4 sq. feet)



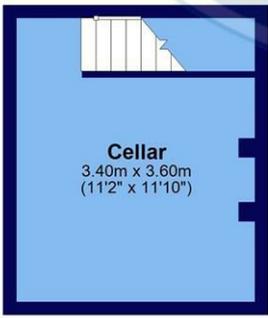
First Floor
Approx. 34.9 sq. metres (375.8 sq. feet)



Second Floor
Approx. 13.3 sq. metres (143.7 sq. feet)



Cellar
Approx. 15.5 sq. metres (166.7 sq. feet)



Total area: approx. 100.0 sq. metres (1076.7 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		81	66
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		63	78
	EU Directive 2002/91/EC		