



Garry Road Hillsborough Sheffield S6 4FR
Offers In The Region Of £275,000

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**** SOUTH FACING REAR GARDEN ** FREEHOLD **** Situated in this quiet and sought after location is this three bedroom, bay fronted semi detached property which enjoys a south facing garden and benefits from an off-road parking space, uPVC double glazing, gas central heating and one of only two properties on the road with a cellar. Located within close proximity to Hillsborough Park, Leisure Centre and Library along with easy access to a range of amenities and the Supertram. The property has been well-kept by the current owner but is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: front door and entrance hall with access to the cellar and an under stair storage/cloakroom. Doors open to the lounge, dining room and the kitchen. The well proportioned lounge has a large bay window. The good sized dining room has a rear window and a gas fire. The kitchen has a range of units with a contrasting worktop and breakfast bar. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine (included in the sale) and a rear entrance door.

From the entrance hall, a staircase rises to the first floor with access into the three bedrooms and the shower room. The principle is a good sized double which is to the rear aspect and has fitted wardrobes and cupboards. Double bedroom two is to the front aspect and has fitted wardrobes, shelving and cupboards. Bedroom three is to the front aspect. The shower room has a double shower, WC, wash basin and bidet.

- IDEAL FAMILY HOME
- LOUNGE WITH A BAY WINDOW
- DINING ROOM & SEPARATE KITCHEN
- THREE GOOD SIZED BEDROOMS
- SOUTH FACING GARDEN
- OFF-ROAD PARKING SPACE
- SOUGHT AFTER HILLSBOROUGH LOCATION
- EXCELLENT AMENITIES CLOSE-BY
- LOCAL SCHOOLS & TRANSPORT LINKS INCLUDING THE SUPERTRAM
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

A driveway providing an off-road parking space continues through a gate to the south facing rear garden with a lawn, planted shrubs and vegetable patch. There is a stone and wood built shed and a separate potting shed at the end.

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

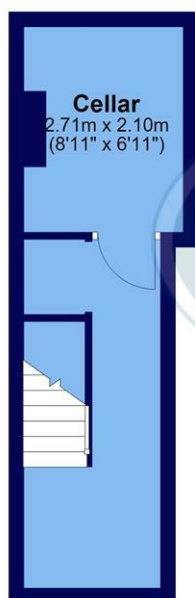
The property is Freehold and currently Council Tax Band B.

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.

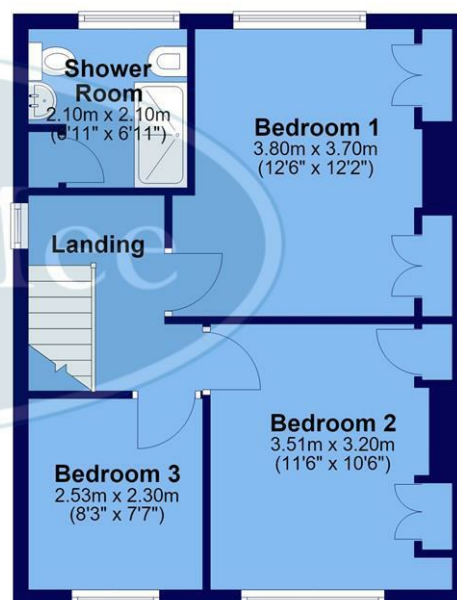
Basement
Approx. 14.2 sq. metres (152.3 sq. feet)



Ground Floor
Approx. 41.8 sq. metres (450.0 sq. feet)



First Floor
Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 97.5 sq. metres (1049.0 sq. feet)

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

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Energy Efficiency Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC	