



Vere Road Hillsborough Sheffield S6 1SA  
Offers Around £135,000



## Vere Road

Sheffield S6 1SA

Offers Around £135,000

**\*\* SOUTH FACING REAR GARDEN WITH NO THIRD PARTY ACCESS \*\* NO CHAIN \*\*** Situated in this popular residential area of Hillsborough with amenities, key road links and public transport close-by is this three bedroom, stone fronted terrace property which enjoys a south facing rear garden and benefits from uPVC double glazing and gas central heating. The property had a new kitchen in 2019 along-with a new boiler and roof/guttering in 2020 and new windows fitted in 2022. In brief, the living accommodation comprises: front uPVC door which opens into the lounge with a large front window allowing lots of natural light, coving to ceiling and a ceiling rose, while the focal point is the electric fire. A door then opens into the inner lobby with access into the dining room, again with coving to ceiling. A door opens into the kitchen which has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along-with plumbing for a washing machine. Rear uPVC door. Off the dining room, a door gives access to the cellar head, with steps leading down to the cellar being of similar size to the lounge, offering useful storage. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The good size master bedroom is front facing and benefits from a storage cupboard. Double bedroom two overlooks the rear garden. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin. A further staircase rises to attic bedroom three which benefits from storage.

- VIEWING RECOMMENDED
- GOOD SIZE THREE BEDROOM TERRACE
- LOUNGE, DINING ROOM & KITCHEN
- SOUTH FACING GARDEN WITH NO THIRD PARTY ACCESS
- POPULAR RESIDENTIAL AREA
- LOCAL AMENITIES CLOSE-BY
- GOOD PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM
- EASY ACCESS TO SHEFFIELD CITY CENTRE & KEY ROAD LINKS







## OUTSIDE

Shared access leads to the south facing rear garden with no third party access which includes a patio.

## LOCATION

Situated in this popular residential area of Hillsborough with good local amenities. Excellent public transport links including close proximity to Supertram links. Also near to Hillsborough Leisure Centre and Hillsborough Park.

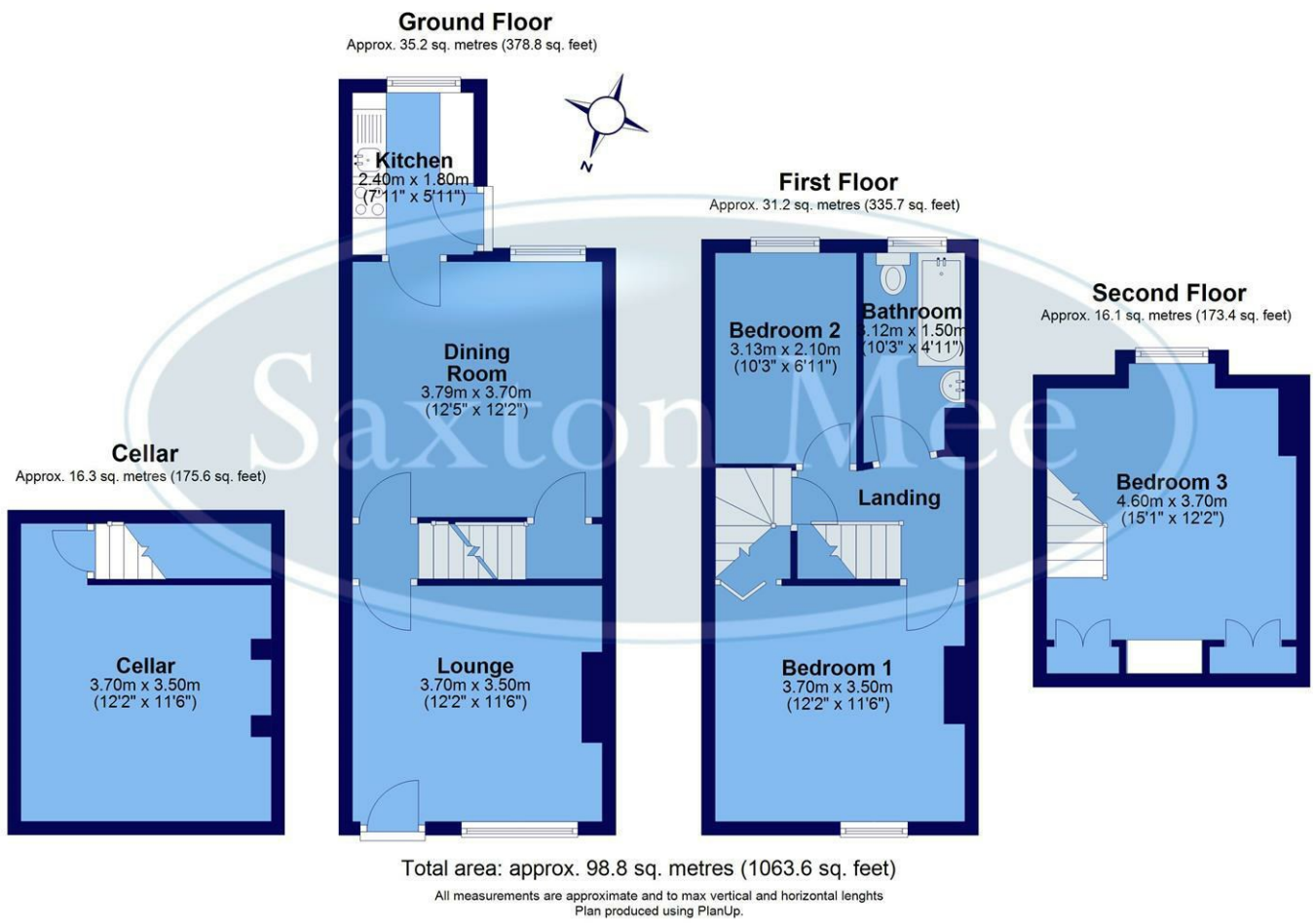
## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1900. Ground Rent £1.50 per annum. The property is currently Council Tax Band A.

## VALUER

Greg Ashmore 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.



**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

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Very energy efficient - higher running costs			
England & Wales		65	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-49)	C		
(39-34)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		
England & Wales		60	84