



Findon Street Hillsborough Sheffield S6 4QN
Guide Price £240,000

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Sheffield S6 4QN

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GUIDE PRICE £240,000-£250,000 ** FREEHOLD ** Situated in the heart of Hillsborough is this larger than average, three double bedroom, bay fronted, semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway, detached garage, uPVC double glazing and gas central heating throughout. The living accommodation briefly comprises of composite entrance door which opens into the entrance hall with under stair storage cupboard. A door opens into the lounge with a large front window filling the room with natural light. while the focal point of the room is the electric fire. Dining room with a bay window and attractive flooring. Separate kitchen having a range of wall, base and drawer units with a complimentary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven, housing and plumbing for a washing machine and fridge freezer. Rear uPVC entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, three double bedrooms and the bathroom comprising bath with overhead shower and wash basin. Separate WC. A cupboard over the stairs houses the gas boiler.

- VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- THREE DOUBLE BEDROOMS
- DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- FANTASTIC LOCATION





OUTSIDE

To the front is a mature hedgerow enclosing a garden. A gravelled driveway leads to the detached garage. Access down the side of the property to the rear garden which has recently been landscaped and includes an Indian Stone patio and lawn garden.

LOCATION

Situated in the centre of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Easy access to Sheffield City Centre.

NOTES

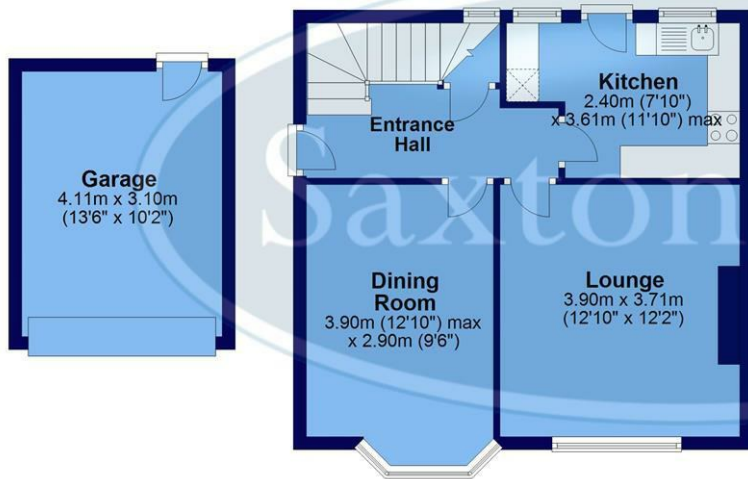
The property is Freehold and currently Council Tax Band B.

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.

Ground Floor
Approx. 56.0 sq. metres (602.4 sq. feet)



First Floor
Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 98.9 sq. metres (1064.8 sq. feet)

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Hillsborough
Stocksbridge

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-91) | 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 | | | |
| | | 65 | 84 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-91) | 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 | | | |
| | | 56 | 81 |
| England & Wales | | EU Directive 2002/91/EC | |