Saxton Mee







Hollins Drive Rivelin Sheffield S6 5GP
Offers Around £300,000

St Luke's
Sheffield's Hospice

Hollins Drive

Sheffield S6 5GP

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** FREEHOLD ** SOUGHT AFTER LOCATION ** NO ONWARD CHAIN ** Situated in the highly desirable Rivelin area is this three bedroom semi detached property which enjoys gardens to the front and rear and benefits from a garage. Hollins Drive enjoys a superb location combining the tranquillity of a leafy residential setting with convenient access to a wide range of local amenities.

Offered to the open market with no onward chain, the property enjoys an elevated position, and while having been carefully loved and maintained, now offers exciting potential to be updated to a new buyers personal taste.

The accommodation currently comprises an entrance hall, a through lounge/dining room, a separate fitted kitchen, two double bedrooms that each have fitted wardrobes, a single bedroom, and a contemporary bathroom that has a white suite with a shower over the bath.

The property also has potential to be extended to the side, rear or loft subject to the necessary planning consents.

- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- SEMI-DETACHED FAMILY HOME
- IMPRESSIVE VIEWS
- ELEVATED POSITION
- WOULD BENEFIT FROM UPDATING
- THREE BEDROOMS
- MODERN BATHROOM SUITE
- POTENTIAL TO EXTEND
- SOUGHT AFTER LOCATION



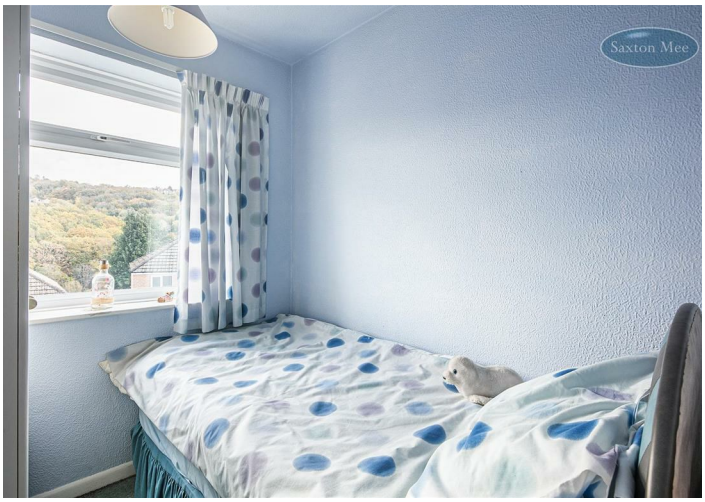
















OUTSIDE
The property is set back from the pavement by way of a well stocked private front garden, and a drive which leads to a single garage. To the rear there is a well manicured private garden that features a lawn area, a variety of well established plants and shrubs, and a patio area.

LOCATION
The property is ideally placed for enjoying the beautiful Rivelin Valley, renowned for its picturesque woodland walks, riverside trails and attractive green spaces. The nearby Rivelin Valley Nature Trail and Rivelin Park provide wonderful opportunities for outdoor recreation, making this a particularly appealing location for families, walkers and nature lovers. The popular neighbouring areas of Hillsborough, Walkley and Crookes offer a variety of independent shops, cafés, restaurants and everyday amenities, while Sheffield city centre is readily accessible by road and public transport. The location also provides convenient access to the stunning countryside of the Peak District National Park.

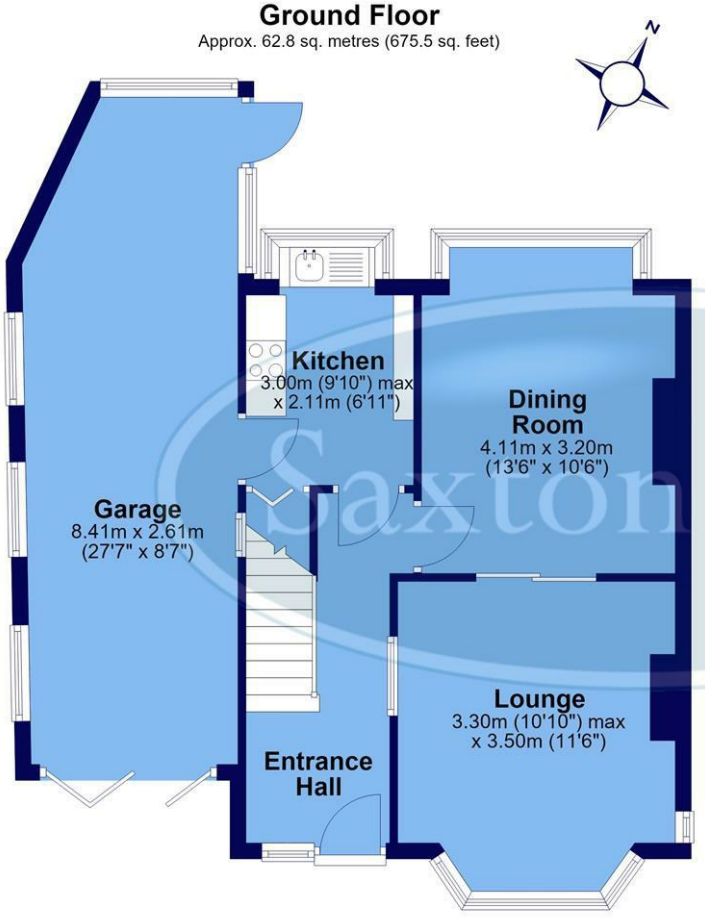
MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band: C

VALUER
Chris Spooner MNAEA

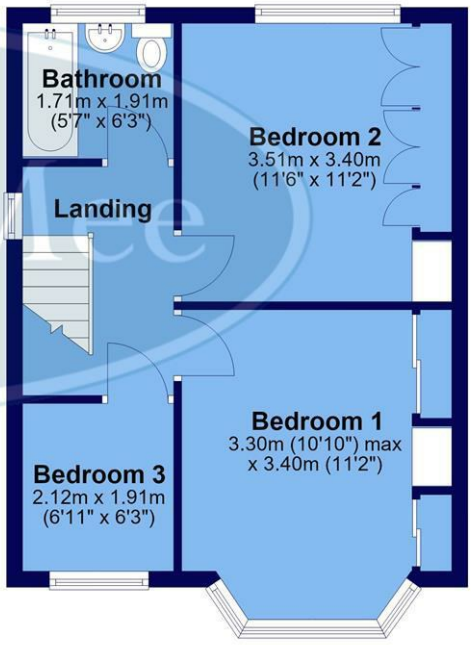
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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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Ground Floor
Approx. 62.8 sq. metres (675.5 sq. feet)



First Floor
Approx. 38.6 sq. metres (415.2 sq. feet)

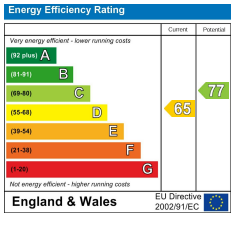


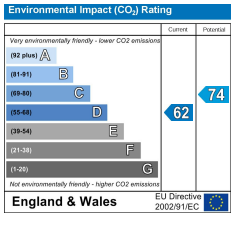
Total area: approx. 101.3 sq. metres (1090.7 sq. feet)

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

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