



Hillside Avenue Sheffield S5 9GL
Offers In The Region Of £150,000

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Occupying a pleasant cul-de-sac position, this three-bedroom semi-detached property offers an excellent opportunity for purchasers looking to modernise and create a home to their own individual taste and requirements. The property enjoys a substantial west-facing rear garden and is conveniently located for a range of local amenities, including Colley Park, Parson Cross Park, Monteney Primary School and regular bus services.

Whilst requiring a programme of modernisation and cosmetic improvement, the property offers well-proportioned accommodation throughout and excellent potential for prospective buyers.

The ground floor accommodation comprises an entrance lobby leading into a spacious lounge, featuring a front-facing bay window and a fireplace providing a focal point to the room. To the rear is a kitchen/diner, offering space for dining furniture and benefiting from an external door providing access to the rear garden.

To the first floor are three bedrooms and a family bathroom. Bedroom one is a front-facing double bedroom with fitted wardrobes and storage cupboards. Bedroom two is a further double bedroom overlooking the rear garden and benefiting from fitted wardrobes. Bedroom three is positioned to the front of the property and offers versatility as a single bedroom, nursery or home office. Completing the accommodation is a family bathroom fitted with a three-piece suite.

- THREE-BEDROOM SEMI-DETACHED PROPERTY
- PLEASANT CUL-DE-SAC POSITION
- REQUIRING A SCHEME OF MODERNISATION
- EXCELLENT POTENTIAL TO PERSONALISE
- SPACIOUS BAY-WINDOWED LOUNGE
- KITCHEN/DINER WITH REAR ACCESS
- SUBSTANTIAL WEST-FACING REAR GARDEN
- CONVENIENT FOR LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS





OUTSIDE

There is a garden area to the front of the property with a path and steps leading to the entrance door. To the rear is a substantial west facing garden which is mostly laid to lawn.

LOCATION

Situated on Hillside Avenue in the S5 area of Sheffield, this property enjoys a convenient residential setting with access to a range of local amenities and transport links. The surrounding area offers everyday shopping facilities, schools and recreational opportunities, making it a practical location for families, first-time buyers and commuters alike. Sheffield city centre is accessible by road and public transport, providing a wider selection of shops, restaurants, leisure facilities and entertainment venues. The property is also well positioned for access to Sheffield's wider road network, making it a convenient base for those travelling across the city and surrounding areas.

MATERIAL INFORMATION

Tenure: Leasehold with 710 years remaining on the Lease

Council Tax Band: B

VALUER

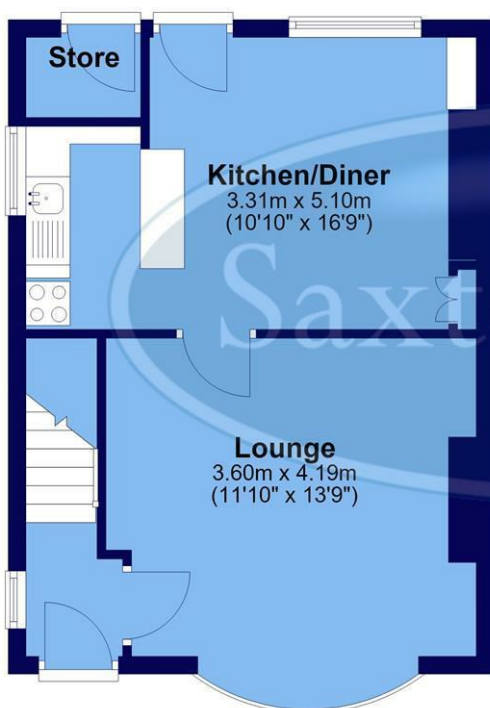
Greg Ashmore MNAEA

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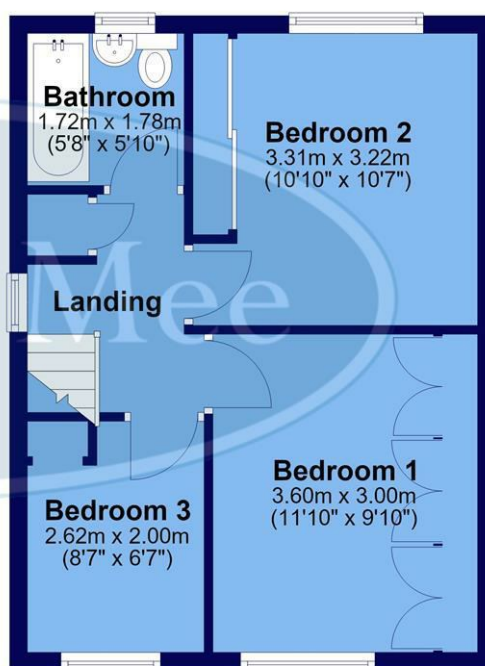
Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 71.9 sq. metres (773.7 sq. feet)

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

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