



Lennox Road, Hillsborough, S6

Asking Price £250,000

- STYLISH THREE DOUBLE BEDROOM MID TERRACED FAMILY HOME
- LOUNGE WITH FEATURE FIREPLACE
- LOW MAINTENANCE REAR GARDEN - IDEAL FOR ENTERTAINING
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN BREAKFAST KITCHEN WITH OFF SHOT DINING/ BAR AREA
- LEASEHOLD - COUNCIL TAX BAND A - £1512.43
- VIEWING ESSENTIAL TO APPRECIATE THIS SUPERB PROPERTY
- MODERN FAMILY SHOWER ROOM WITH DOUBLE WIDTH SHOWER ENCLOSURE

Lennox Road, Hillsborough, S6

Welcome to Lennox Road, Hillsborough, S6 - a charming location that could be the perfect setting for your new home! This beautifully presented terraced house boasts an amazing open plan kitchen with off shot dining room/ bar, 1 reception room, 3 double bedrooms, and 1 shower room, offering a cosy and comfortable living space for you and your family. As you step inside, you'll be greeted by a warm and inviting lounge, ideal for relaxing with loved ones or entertaining guests. The property features three well-appointed bedrooms, providing ample space for a growing family or for those in need of a home office or guest room. Located in the heart of Hillsborough, this house is surrounded by a vibrant community with plenty of amenities nearby. From local shops and restaurants to parks and schools, everything you need is just a stone's throw away. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful neighbourhood. Contact us today to arrange a viewing and take the first step towards finding your dream home on Lennox Road!



Council Tax Band: A



FRONT ENTRANCE

The front approach shares a glimpse of what to expect inside this lovely property, with its modern facade and decorative glazed composite entrance door, opening to the lounge;

LOUNGE

Having; Feature fireplace with gas log burner effect fire; Carpet flooring; uPVC double glazed bay window to the front elevation; Fitted blinds; panelled feature wall; Ceiling light point; Central heating radiator; Oak door to the inner lobby;

INNER LOBBY

With; Carpeted stairs rising to the first floor; Oak door to breakfast kitchen;

BREAKFAST KITCHEN

This fantastic space comprises of; An array of grey wall, base and drawer units; Quartz worktops and returns; Central island with a single sink and hose mixer tap, with ample under unit storage; Under wall unit and kickboard lighting; Integrated oven and four ring induction hob, dish washer, washing machine, tumble dryer and microwave oven; Space for American style fridge freezer, which could possibly be purchased from the vendors under separate negotiation if required; Grey wood effect laminate flooring; Recessed ceiling spotlights; Modern vertical radiator; uPVC double glazed window to the rear elevation; Hardwood door to the cellarhead with storage, the cellar having power and lighting; Open arch to the dining/ bar area;

DINING AREA

With a small step down from the kitchen, the dining/ bar area has; Grey wood effect laminate flooring; Ceiling feature light points, over the seating space; uPVC double glazed window to the rear elevation; Modern vertical radiator; Half obscure glazed uPVC door to the rear elevation;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A beautifully presented Master bedroom with; Two areas' of wood and mirrored sliding door wardrobe storage; Stone effect feature wall; uPVC double glazed window to the front elevation; Fitted blinds; Central heating radiator;

BEDROOM TWO

A further double bedroom with; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY SHOWER ROOM

Comprising of; Double width shower enclosure; Mosaic tiled walls to the shower area; Floating vanity storage, housing the wash basin; WC; Vertical heated towel rail; Wall mounted mirror; Extractor fan; Door to storage area, with wall mounted combi boiler inside; Obscure double glazed uPVC window to the rear elevation; Recessed ceiling spotlights; Fully tiled walls and floor;

STAIRS AND LANDING

An 'L' shaped landing with; An Oak and glazed panelled balustrade; Deep pile carpet flooring; Two ceiling light points; Oak doors to bedrooms one and two, the family shower room and the stairs access to attic bedroom three;

BEDROOM THREE

A good sized attic bedroom with; One wall of built in wardrobe storage; Double glazed Velux window, offering far reaching views; Carpet flooring; Ceiling light point; Low door to eave storage; Loft hatch access; Oak and glazed panelled balustrade;

FRONT GARDEN

A small front garden having steps leading to the front entrance door, with a purple slate bed to the side.

REAR GARDEN

A great low maintenance rear garden offers the ideal party setting, consisting of; Pebble beds; Raised planters; Decked seating area; Power and lighting; Fence borders with artificial planting; Outdoor water supply;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

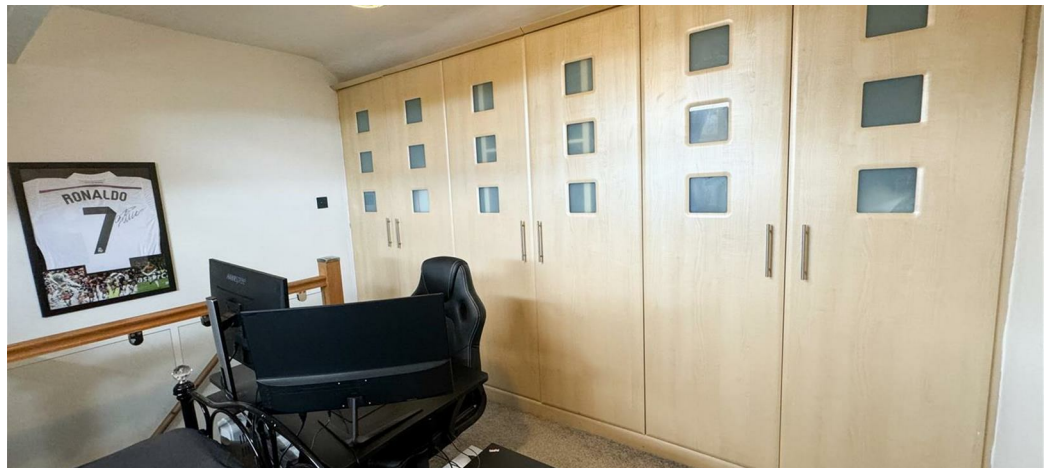
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

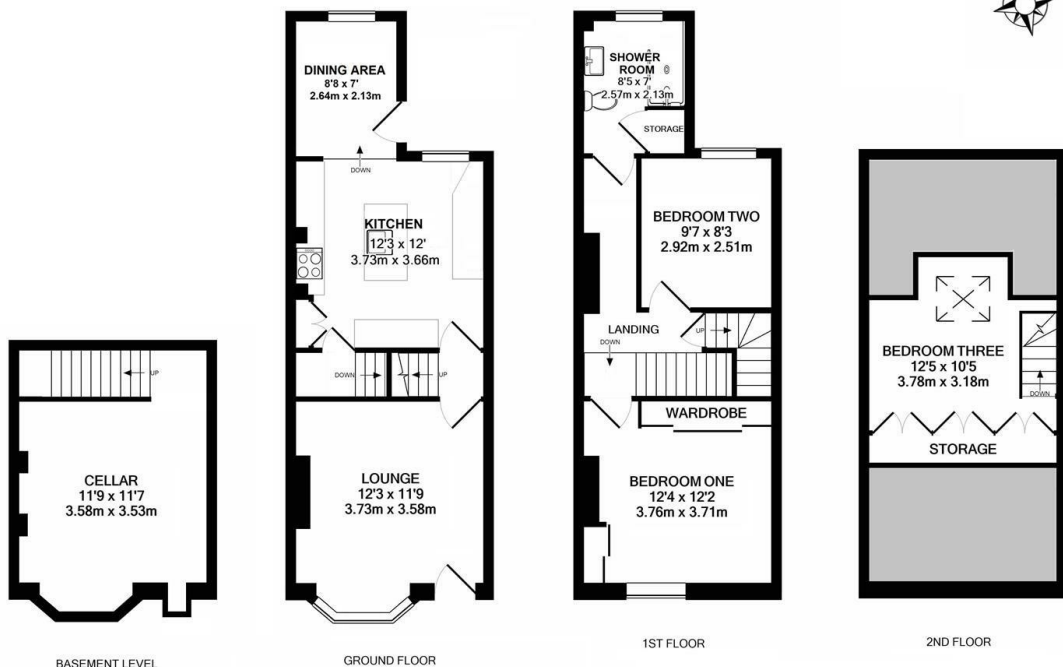
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





44 LENNOX ROAD, HILLSBOROUGH, SHEFFIELD S6 4FL



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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HOUSE - 89.48 SQ.M (963 SQ.FT)
CELLAR - 13.94 SQ.M (150 SQ.FT)
TOTAL - 103.42 SQ.M (1,113 SQ.FT)



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	