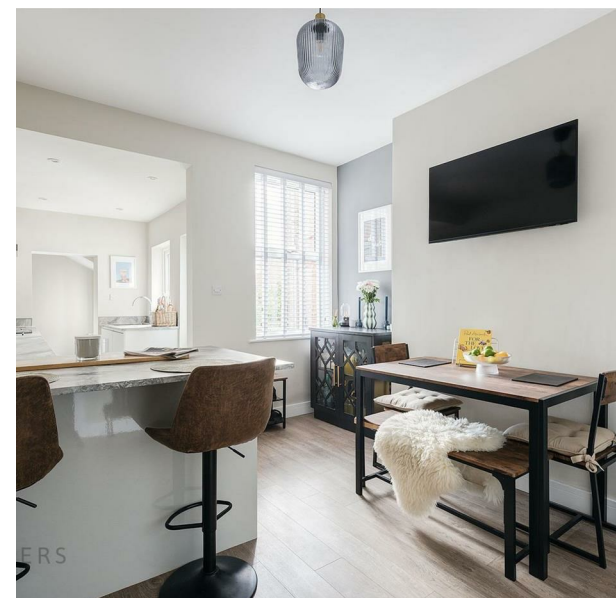
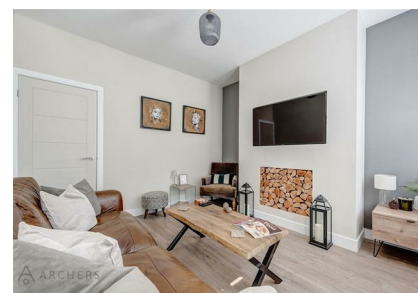


144 Oakland Road, Hillsborough, Sheffield, S6 4QQ  
£260,000

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**144 Oakland Road, Hillsborough, Sheffield, S6 4QQ**

**£260,000**

**Council Tax Band: A**

A stunning three bedroom, double offshot stone fronted mid terraced home which has been renovated throughout to a high standard creating a bright and stylish property which simply must be viewed to be fully appreciated! Ideal for first time buyers or families, the property is located close to a wealth of shops, amenities and cafes in Hillsborough and benefits from easy access to the universities, hospitals and the city centre thanks to regular transport links including the Supertram network. The property is also within the catchment area for the highly regarded Malin Bridge primary school. With upvc double glazing and gas central heating via a newly fitted boiler, the property in brief comprises; lounge, inner hall, dining room with cellar access and an offshot kitchen with stylish units and a breakfast bar. To the first floor there is a landing area, two spacious bedrooms and an offshot bathroom. To the second floor there is a good sized attic bedroom. Outside, there is a small frontage and a shared passage leads to the rear, where there is a hardstanding area, decked seating area and steps descend to a lawned garden space with gravelled seating and fencing surrounding. Council tax band A, leasehold tenure - 673 years remain on the lease, ground rent is £7 per annum. Contact Archers Estates to book your viewing today!

### **Lounge**

Access to the property is gained through a front facing composite entrance door which leads directly into the lounge, which is a modern and stylish room having two front facing upvc double glazed windows, a cast iron radiator, TV fittings to the chimney breast and laminate flooring. A door leads to the hall.

### **Hall**

Having a staircase rising to the first floor, laminate flooring and doors connecting the lounge and dining room.

### **Dining Room**

A spacious dining room which has a rear facing upvc double glazed window, laminate flooring, a cast iron radiator and a breakfast bar area forming part of the kitchen. A door leads to the cellar head.

### **Cellar Head**

Steps descend to the cellar, where there is a useful room offering storage space and housing the meters.

### **Offshot Kitchen**

Boasting contemporary styled, newly fitted wall and base units with kickboard LED lighting and a laminated worksurface incorporating a deep stainless steel sink

and induction hob with extractor above. There are integrated appliances including an electric oven, dishwasher, microwave and space for a fridge freezer. With two side facing upvc double glazed windows, a side facing upvc door and laminate flooring.

### **First Floor Landing Area**

A staircase ascends from the hall and leads to the first floor landing area which has stylish glass balustrades, a tall radiator and useful under stairs storage area. Doors lead to all rooms on this level and a further staircase rises to the second floor accommodation.

### **Master Bedroom**

A spacious master bedroom which has a front facing upvc double glazed window, a curved radiator and a useful storage cupboard.

### **Bedroom Two**

The second bedroom is a single sized room which has a rear facing upvc double glazed window and a radiator.

### **Offshot Bathroom**

Having a modern styled, newly fitted suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. There is a towel radiator, laminate flooring, a rear facing upvc double glazed window and a useful storage cupboard which has space and plumbing for a washer dryer.

### **Attic Bedroom Three**

A staircase with glass balustrades ascends from the landing and leads to the attic bedroom, which is a double sized room having a rear facing velux window, a radiator and a wooden bannister rail.

### **Outside**

To the front of the property there is a hardstanding area with immediate access to the entrance door. A shared passage leads to the rear where there is a further hardstanding area with access to the kitchen and steps descend to a decked space ideal for outdoor seating. Further steps descend to a sizeable lawned garden which has a gravelled seating area to the bottom and is surrounded by fencing.





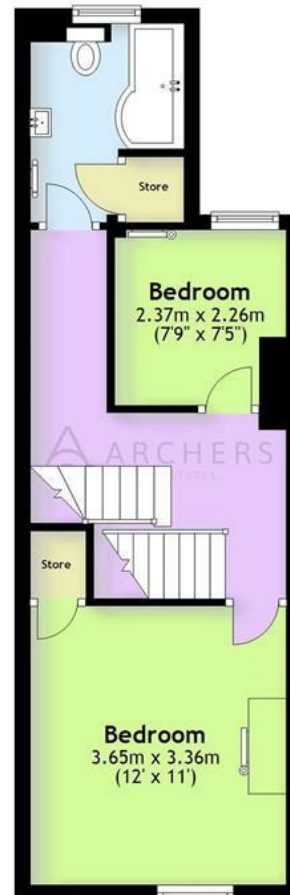
## Ground Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



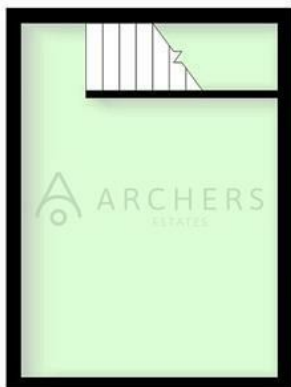
## Second Floor

Approx. 20.0 sq. metres (215.3 sq. feet)



## Cellar

Approx. 15.6 sq. metres (167.5 sq. feet)



Total area: approx. 105.8 sq. metres (1139.4 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>84</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | <b>60</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |