



Dykes Lane, Hillsborough, S6

Asking Price £290,000

- VIEWING ESSENTIAL
- FREEHOLD WITH THE BUYERS ALSO OWNING THE FREEHOLD FOR ONE ADJOINING PROPERTY
- THREE BEDROOM MID TERRACE FAMILY HOME
- SEPERATE SNUG SITTING ROOM
- MODERN KITCHEN DINING AND SITTING OPEN PLAN LIVING SPACE
- SPACIOUS ROOMS THROUGHOUT
- LARGE ENCLOSED REAR GARDEN
- CLOSE TO EXCELLENT LOCAL AMENITIES
- COUNCIL TAX BAND A £1,593

Dykes Lane, Hillsborough, S6

**** VIEWING ESSENTIAL ** FANTASTIC THREE BEDROOM FAMILY HOME **** This spacious three bedroom mid terrace home is situated in the ever popular S6 location. This beautifully presented property offers a perfect blend of modern living and traditional charm in the heart of Hillsborough. Ideal for families, professionals, or first-time buyers, this home boasts a range of attractive features and is situated within easy reach of local amenities, transport links, and green spaces. This is a freehold property, with the vendors also owning the freehold of one of the adjoining properties. Comprising of; Entrance lobby; Hallway; Lounge; Open plan kitchen, dining room and snug; Stairs rising to the first floor; Primary bedroom one with wardrobe storage to one wall; Bedroom two with built in wardrobe storage; Bedroom three with built in storage; Family bathroom; Front garden; Larger than average rear garden;



Council Tax Band: A



ENTRANCE LOBBY

Accessed via a part glazed entrance door with; Glazed window above; Built in storage cupboard; Ceiling light point; Wood effect flooring; Half glazed door with glazed windows surrounding into the hallway;

HALLWAY

This welcoming hallway, has; Ceiling light point; Wood effect flooring; Central heating radiator; Stairs rising to the first floor; Solid doors to the lounge, under stair storage, snug and to the kitchen;

LOUNGE

This lovely characterful lounge comprises of; Feature fireplace; uPVC double glazed bay window to the front elevation; Ceiling light point; Central heating radiator;

OPEN PLAN KITCHEN, DINING ROOM AND SNUG

KITCHEN

This fantastic bright space comprises of; White wall, base and drawer units with marble worktops and upstands; Under unit lighting; Single sink with etched drainer and mixer tap; Part tiled walls; An uPVC double glazed window to the rear elevation; Velux window, providing lots of great natural light into the area; Integrated five ring gas hob, with extractor hood above, fridge freezer, dishwasher, Neff double oven, one being a combi microwave/ oven; Recessed ceiling spotlights; Modern vertical central heating radiator; Wood effect flooring;

DINING ROOM

With; Velux window; Glazed double doors, leading into the rear garden; Ceiling light point; Wood effect flooring; Open access into the snug;

SNUG

This cosy space has; Feature multi fuel burning stove; Central heating radiator; Ceiling light point; Wood effect flooring;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

This great size primary bedroom has; Built in wardrobe storage to one wall; An uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator;

BEDROOM TWO

A further double bedroom, with; Two built in wardrobe storage cupboards; An uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

With; Built in storage cupboards; An uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Having; WC; Wash basin; Bath with wall mounted shower and side screen door; An uPVC obscure glazed window to the rear elevation; Built in shelving, with surround lighting; Fully tiled walls; Recessed ceiling spotlights; Vertical heated towel rail; Wood effect flooring;

FIRST FLOOR LANDING AND STAIRS

With; Built in storage cupboard; Carpet flooring; Loft hatch access; Solid doors to the three bedrooms and the family bathroom;

FRONT GARDEN

Steps lead up to the front access, with; Pebble bed and shrubs; Brick wall and iron fence borders; Further steps lead up to the entrance door;

REAR GARDEN

This larger than average rear garden comprises of; Paved entertaining area leading

out from the dining room; Large lawn area with mature shrubs and panting down either side; A further paved entertaining area continuing up the garden; Steps lead up to a pebble bed, with mature shrubs and plant surround; Two storage sheds; Fence borders to all sides;

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.

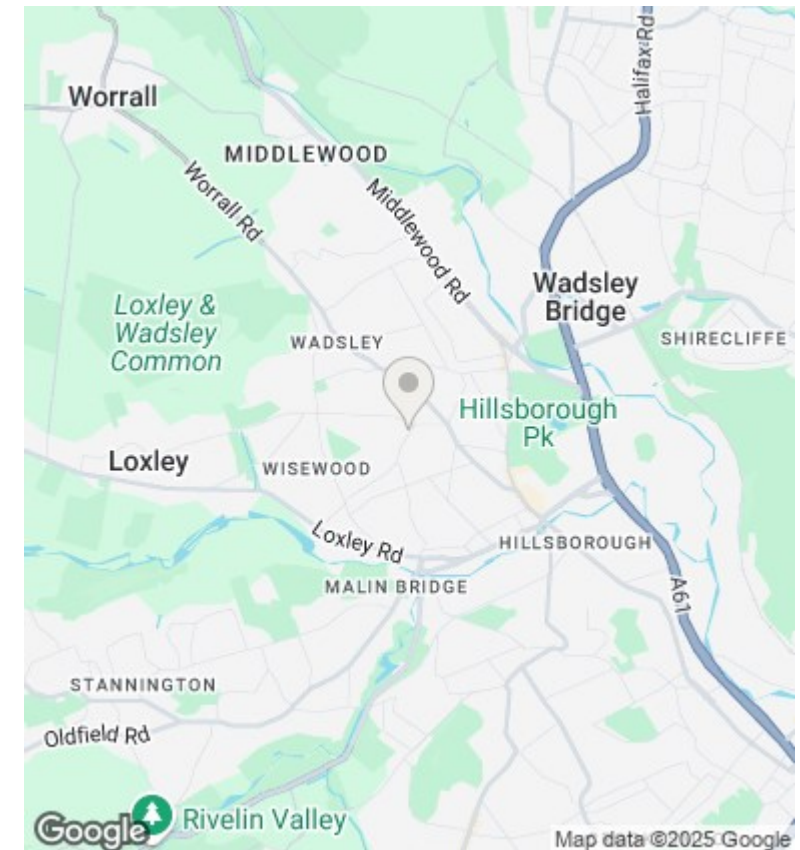
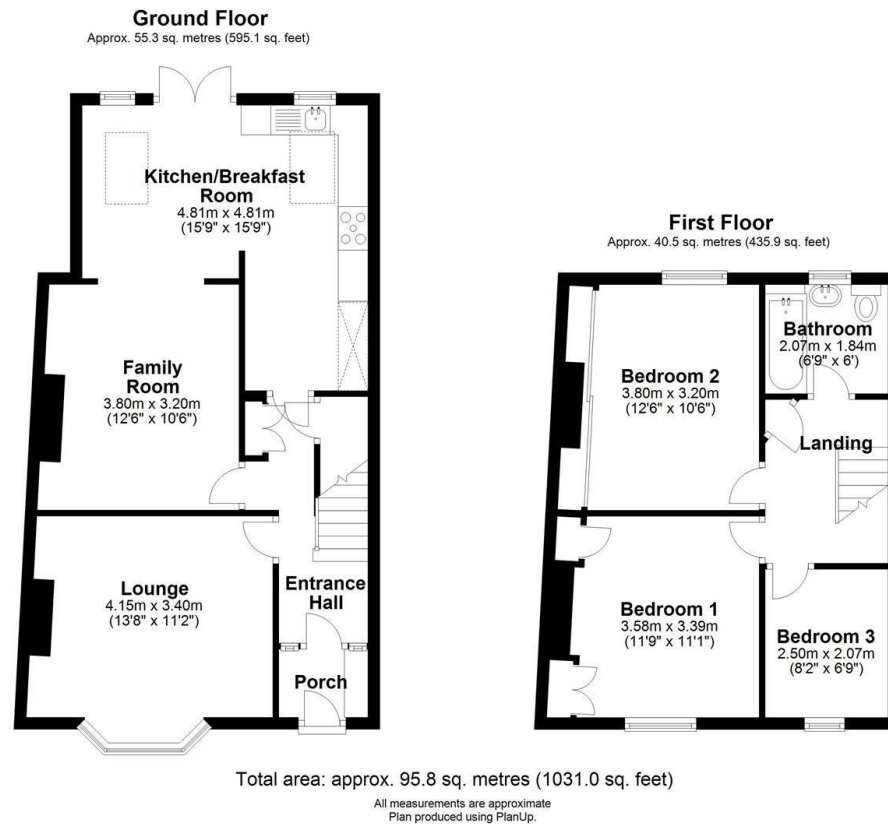
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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.







Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC