



Hawksley Avenue, Hillsborough, S6

£225,000

- NO CHAIN - QUIET TREE LINED CUL DE SAC
- WELL PRESENTED THROUGHOUT
- CLOSE TO GREAT LOCAL AMENITIES
- EXCELLENT THREE BEDROOM MID TERRACED PROPERTY
- GOOD SIZED OUTSIDE SPACE WITH WC
- LEASEHOLD WITH 675 YEARS REMAINING
- VIEWING RECOMMENDED
- VIEWS OVER HILLSBOROUGH PARK
- PARKING PERMITS AVAILABLE FROM COUNCIL

Hawksley Avenue, Hillsborough, S6

****NO CHAIN ** VIEWING ESSENTIAL **** A superb three-bedroom mid-terraced home, ideal for first-time buyers. Situated in the centre of Hillsborough, yet set back on a quiet, tree-lined avenue just moments from Hillsborough Park. This recently modernised property features a brand new bathroom, freshly skimmed walls, all new internal doors and has been redecorated throughout. The property was fully rewired in 2021 and benefits from a new boiler installed in 2020. On-street parking permits are available via the council at approximately £55 per annum, with additional guest permits (around 20–30) available for roughly £20 per year. Rear-facing windows provide attractive views towards the upper section of Hillsborough Park. Perfectly suited to first-time buyers or those looking to downsize, with a wide range of local amenities including shops, bars, cafés, and restaurants all within easy walking distance. Excellent transport links, including access to two tram routes.



Council Tax Band: A



FRONT ENTRANCE

Accessed via a shared passageway between this and the adjoining property, a uPVC side entrance door leads into an inner lobby featuring; carpeted flooring; staircase rising to the first floor; solid doors providing access to the lounge and dining room;

LOUNGE

A well-proportioned lounge featuring a front-facing double-glazed bay window, central heating radiator, and carpeted flooring. The room is enhanced by a ceiling light point, decorative fireplace recess, and elegant coving, creating a bright and inviting living space.

DINING ROOM

A spacious dining room featuring tile-effect vinyl flooring and a rear-facing double-glazed window. The room includes coving, a central heating radiator, and a ceiling light point, with convenient doors leading to both the cellar head and the kitchen.

KITCHEN

The kitchen benefits from excellent natural light and is well-appointed with white gloss wall, drawer, and base units, complemented by grey roll-top work surfaces and brickwork-style tiled splashbacks. Tile-effect vinyl flooring continues from the dining room, enhancing the sense of flow. The kitchen features a single sink and drainer with mixer tap, space for a freestanding cooker with a fitted extractor fan above, and plumbing and space for a washing machine and an additional appliance. A ceiling light point illuminates the room, while a double-glazed window to the side elevation and a half-obscure glazed uPVC door provide access to the rear garden.

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE

Bedroom one comprises carpeted flooring, fitted wardrobe storage, a front-facing double-glazed window, a ceiling light point, and a central heating radiator, creating a comfortable and practical sleeping space.

BEDROOM TWO

Double bedroom two features a rear-facing double-glazed window with views over the park, carpeted flooring, a ceiling light point, and decorative coving. The room is fitted with wardrobe and cupboard storage, which conveniently houses the wall-mounted boiler, and includes a central heating radiator.

BATHROOM

A brand new bathroom comprising a bath with wall-mounted shower, and a vanity unit incorporating a WC, wash basin, and cupboard storage. The wet areas are finished with dry wall panelling, while the remaining walls are painted. Additional features include tile-effect vinyl flooring, coving, a central heating radiator, a ceiling light point, built-in cupboard storage, and an obscure front-facing double-glazed window.

LANDING

A 'U'-shaped landing featuring carpeted flooring, two ceiling light points, and a spindle balustrade. The landing includes a walk-in storage cupboard and a door providing access to attic bedroom three.

ATTIC BEDROOM THREE

This generous third bedroom comprises a double-glazed window with views over the park, a ceiling light point, carpeted flooring, and open shelving storage. Two low-level doors provide convenient access to the eaves.

FRONT GARDEN

The front of the property is defined by a low boundary wall with decorative iron railings and an iron gate. A shared passageway runs along the side of the house, providing access to the front entrance door and continuing through a tall iron gate into the rear garden.

REAR GARDEN

The low-maintenance rear garden is fully paved and features a raised pebble bed

area. It is enclosed by side fencing and a rear boundary wall, and includes a brick-built outbuilding providing a WC and additional storage space.

DISCLAIMER

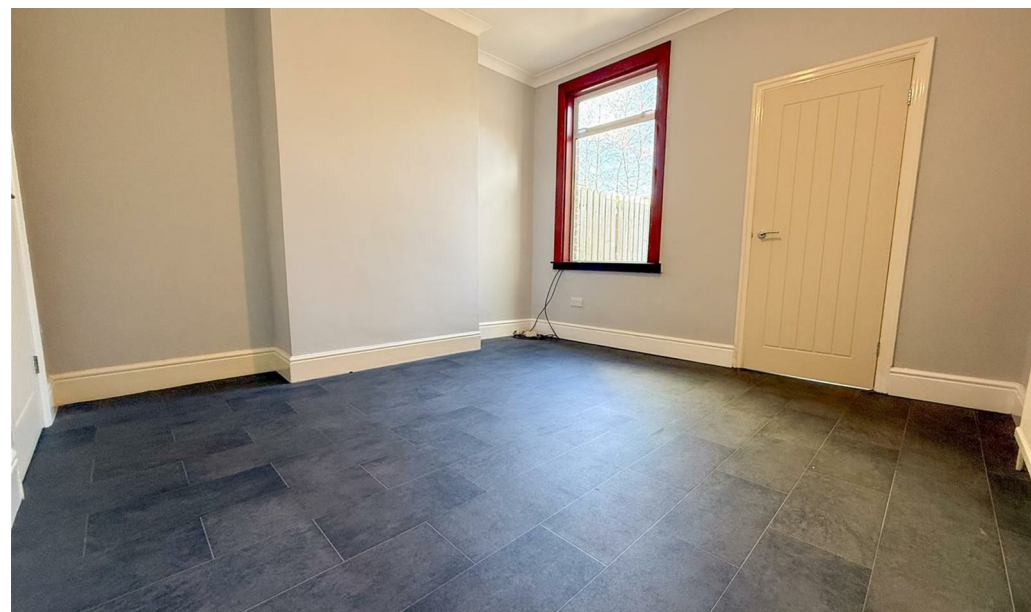
1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

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.





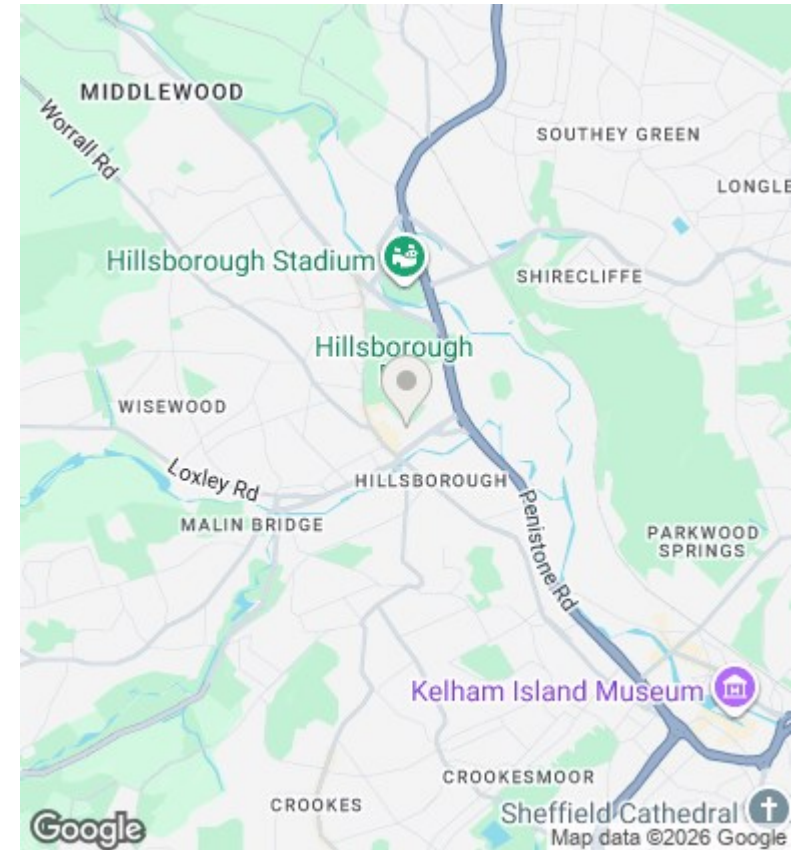
Directions

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC