





51 Kendal Road

Hillsborough • Sheffield • S6 4QH

Guide Price £160,000 - £170,000

Occupying an enviable corner location in Hillsborough, S6 is a 2-bedroom, stone built terraced property. Recently refurbished, creating a superb, light and airy home featuring south facing enclosed rear garden. Benefits from recent improvements including kitchen upgrade, redecoration, new carpets, combination gas central heating and double glazing. The property enters into a bright and airy lounge complemented by 2 generous windows and feature fireplace. The kitchen is spacious, creating room for a dining table, fitted with modern gloss units, wood effect worktops and stylish splashbacks. Integrated appliances include oven, electric hob and space with plumbing for further freestanding appliances. Adjoining a separate utility space which provides access to the cellar and a rear door leading to the garden. The first floor comprises of 2 good sized bedrooms presented with neutral décor and grey carpets. The bathroom is equipped with 3-piece white suite and overhead shower. Externally fencing with a wraparound forecourt provides privacy from the road. To the rear accessed through a communal gate is an enclosed south facing garden designed with decked patio and complemented by attractive planting. Kendal Road is conveniently placed for access to a good range of local amenities, reputable local schools, pubs, cafes, bars and shops in Hillsborough. Great transport links including the Super Tram.



- Stone Built Terraced Property
- 2 Good Sized Bedrooms
- Light & Airy Lounge with Feature Fieplace
- Renovated Throughout
- Spacious Dining Kitchen & Separate Utility

- Modern Kitchen & Bathroom
- South Facing Enclosed Rear Garden
- Freehold & No Chain
- Combination Boiler & Double Glazing
- Council Tax Band A, EPC Rating C



51 KENDAL ROAD

APPROXIMATE GROSS INTERNAL AREA = 80.5 SQ M / 866 SQ FT

CELLAR = 15.2 SQ M / 164 SQ FT

TOTAL = 95.7 SQ M / 1030 SQ FT

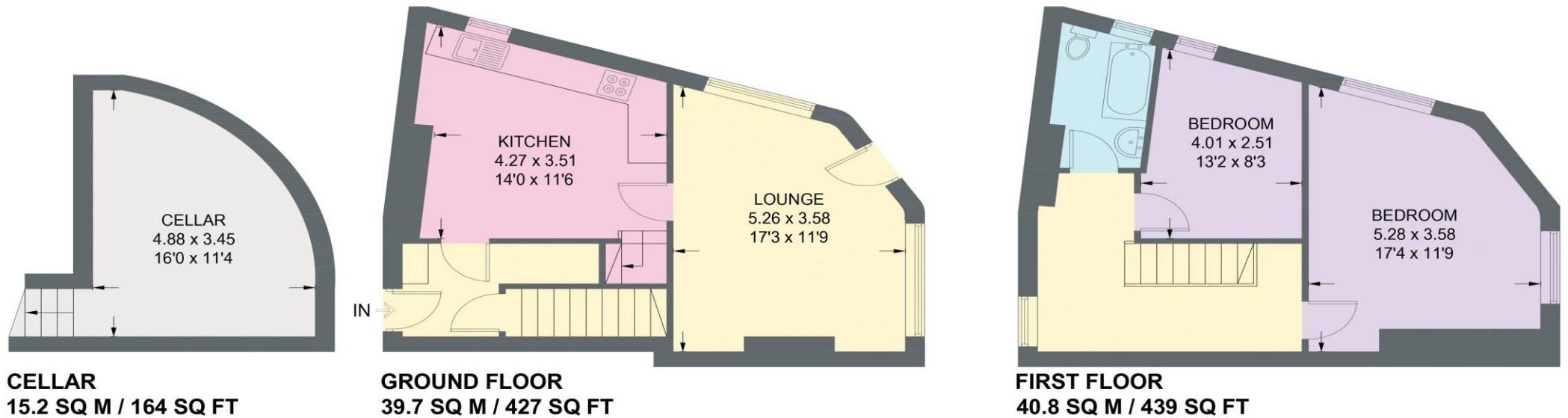


Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.