

## Marketing Preview



**37 Hawksley Avenue, Sheffield, S6 2BD**

**£250,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



**\*\*GUIDE PRICE £250,000 - £260,000\*\* CHAIN FREE! COMPLETE RENOVATION BACK TO BRICK TO A HIGH STANDARD - REWIRED AND REPLUMBED!** This three-bedroom home is arranged over four floors and offers two reception rooms, a high-quality kitchen with a fitted instant hot water boiler tap, and a stunning bathroom. All rooms have sockets with USB and cat 5 data port to a network switch. Outside, there is a landscaped low-maintenance garden with brick built storage. Located in a sought-after area, the property is on the doorstep of a wide range of shops and amenities within the vibrant Hillsborough township, with excellent road links to Sheffield and the motorway network.

## SUMMARY

**\*\*GUIDE PRICE £250,000 - £260,000\*\***

**CHAIN FREE — FULL BACK-TO-BRICK RENOVATION — READY TO MOVE STRAIGHT INTO**

This three-bedroom home arranged over four floors has been completely renovated back to brick and finished to a high standard throughout, including full rewiring and replumbing. The result is a turnkey property offering modern living, quality finishes, and zero work required.

The ground floor opens into a bright front lounge with a bay window and herringbone flooring, leading through to an open-plan kitchen diner with the same flooring continued throughout. The kitchen is finished with stylish wall and base units, solid wood worktops, and an instant boiling water tap, with French doors opening directly onto the rear garden.

A door from the kitchen leads to the cellar, which mirrors the footprint of the lounge and provides excellent additional space for storage, a home gym, or workspace.

To the first floor is a spacious landing giving access to a large front bedroom with storage, a second bedroom to the rear, and a contemporary bathroom finished with modern fittings. A further staircase leads to the larger-than-average attic bedroom, offering usable floor space, open eaves storage, and a front-facing window.

Throughout the property, all rooms benefit from USB sockets and CAT6 data points, linked back to a central network switch — ideal for home working or tech-heavy households.

Outside, the rear garden has been designed for low maintenance, featuring a patio seating area, lawn, fencing, and brick-built storage suitable for bikes and bins.

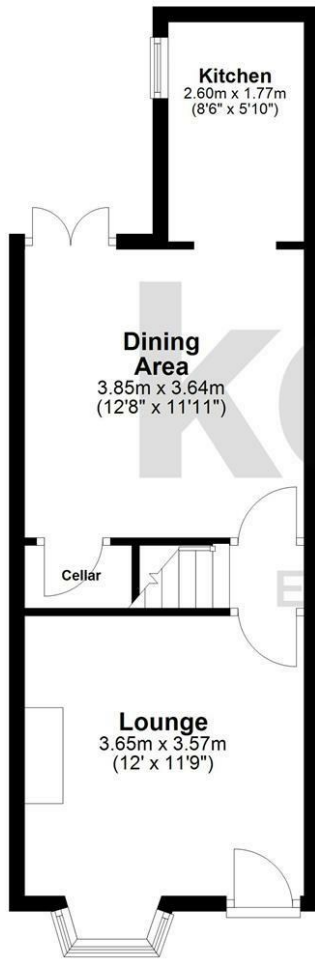
Located in Hillsborough, the property sits within easy reach of shops, amenities, public transport, and road links into Sheffield and the wider motorway network.

## PROPERTY DETAILS

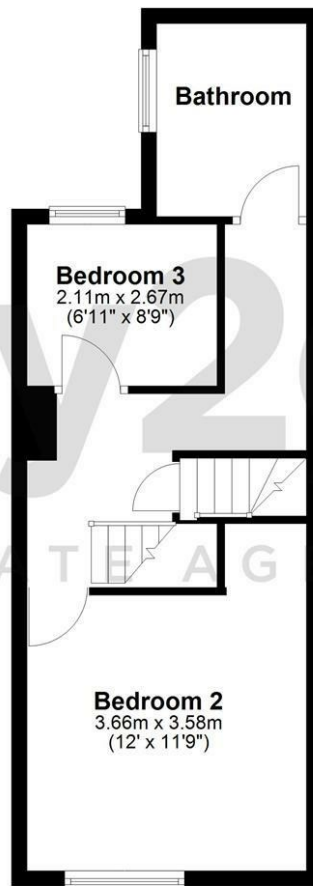
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- WORKS HAVE BEEN COMPLETED SINCE THE EPC WAS CARRIED OUT - POTENTIAL FOR A HIGHER RATING

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



### Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

