



23 Cliffefield Road, Meersbrook, Sheffield, S8 9DJ

Saxton Mee

23 Cliffefield Road

Meersbrook

Offers In The Region Of

£550,000

A spacious and well presented five bedroom semi detached family home with the benefit of off road parking and backing onto Meersbrook Park. This well proportioned property offers an abundance of space and briefly comprises;

Entrance hallway with access down to two large cellars below, lounge with bay window and feature fireplace, dining room with wood burning stove and kitchen fitted with a range of base, drawer and wall units. To the first floor there are three good size bedrooms, a w.c. and a separate bathroom with a full suite comprising of a bath, wash hand basin and w.c. A further staircase rises to give access to three further bedrooms.

To the front of the property there is off road parking. To the rear of the property is a delightful tiered garden which is enclosed and has been beautifully landscaped with patio area, planted beds, lawn, summerhouse and a range of mature shrubs and trees. There is also direct access from here into Meersbrook park via a secure gate.

Properties of this size, with off road parking and a delightful garden backing onto the park are rare in Meersbrook-book your viewing today!

Tenure: Freehold

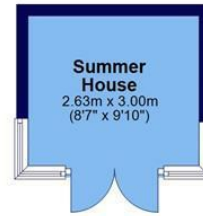


- GENEROUSLY PROPORTIONED
- FIVE DOUBLE BEDROOMS WITH 6th OCCASIONAL BEDROOM CURRENTLY USED AS AN OFFICE
- TWO BATHROOMS
- TWO LARGE CELLARS
- OFF ROAD PARKING
- LANDSCAPED BACK GARDEN WITH SUMMERHOUSE
- BACKS ONTO MEERSBROOK PARK
- EPC RATING: D
- EXTENSIVELY RENOVATED BY CURRENT OWNERS
- VIEWINGS VIA BANNER CROSS BRANCH





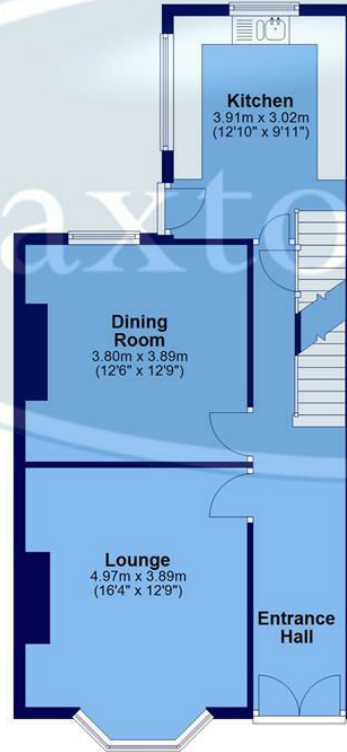
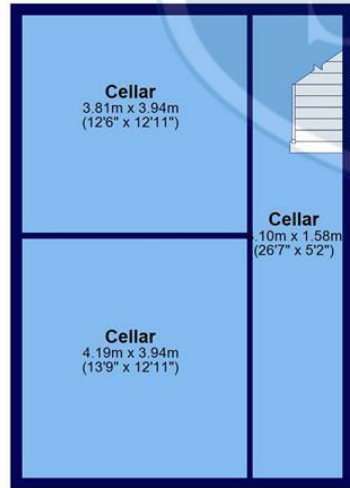
Sub-basement
Approx. 7.9 sq. metres (84.7 sq. feet)



Ground Floor
Approx. 57.9 sq. metres (623.2 sq. feet)

First Floor
Approx. 57.9 sq. metres (622.9 sq. feet)

Cellar
Approx. 45.5 sq. metres (489.6 sq. feet)



Second Floor
Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 205.2 sq. metres (2208.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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