



55 Bluecoat Rise, Brincliffe, Sheffield, S11 9DW

Saxton Mee



# 55 Bluecoat Rise

## Brincliffe

Guide Price

# £575,000

GUIDE PRICE £575,000-£595,000

A modern, well maintained, four bedroom/two bathroom townhouse located on this exclusive development close to amenities, bars and restaurants on Ecclesall Road and within easy reach of central Sheffield.

The property briefly comprises: Entrance hallway to the lower ground floor with access to the integral garage, utility room, downstairs cloakroom and a multi-purpose room to the rear which has been used as a bedroom, study, sitting room and games room previously with French doors leading onto the garden.

Stairs rise to the ground floor which houses the main living space, with a large L shaped lounge/diner and a modern kitchen/diner with a range of contemporary units, integrated double oven and hob, fridge/freezer and dishwasher. French doors lead onto the balcony terrace with pleasant views over the square.

To the first floor are four good sized bedrooms, the principal suite enjoying fitted wardrobes/dressing area and an en suite shower room and access from the landing to the main family bathroom comprising a full suite.

Outside to the front is a driveway providing ample off street parking and access to the integral garage with up/over door. The rear garden is private and peaceful with patio, lawn, fencing to the borders and shrubs/trees to the backdrop.



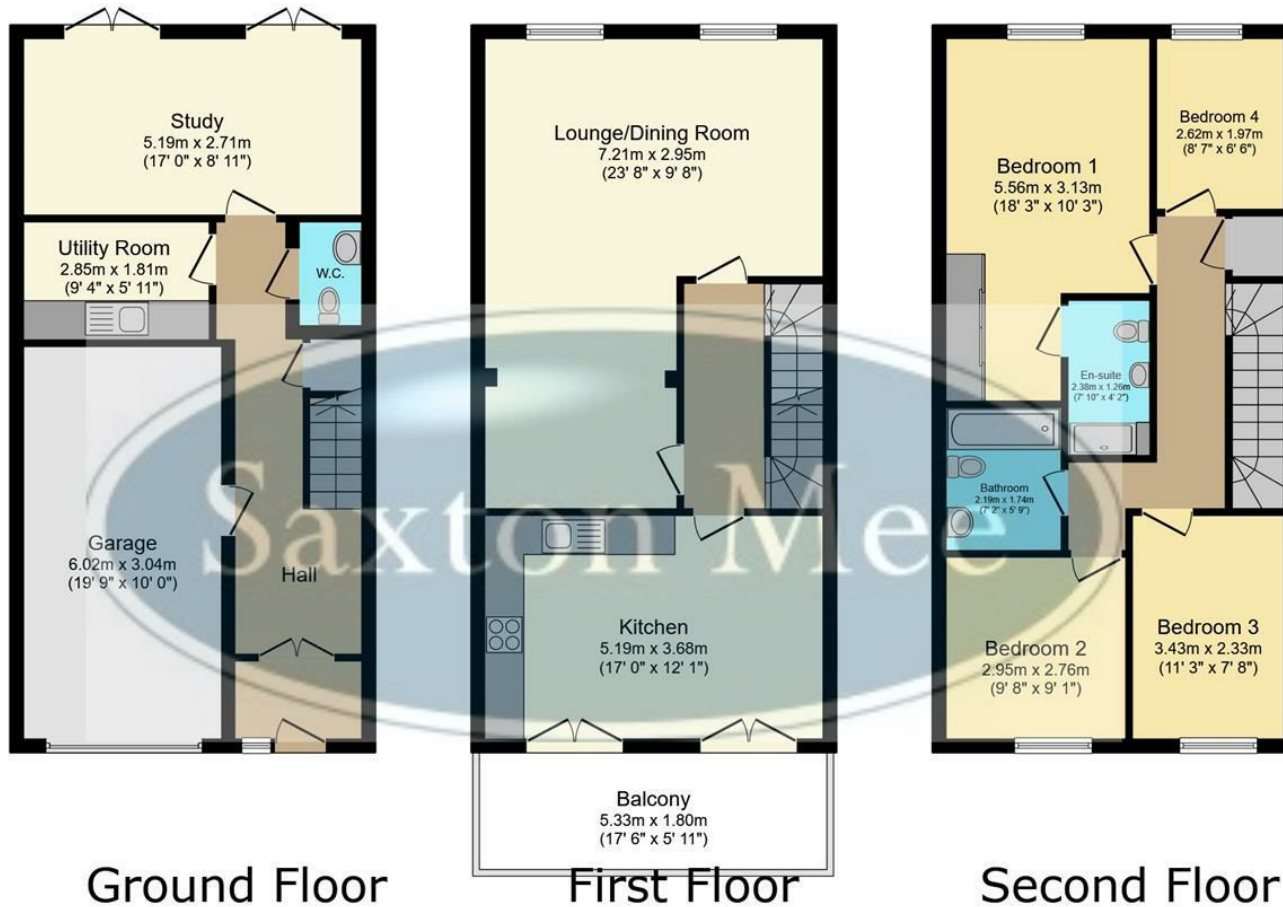
- Modern Townhouse With Four Bedrooms And Two Bathrooms
- Stunning Modern Kitchen With Balcony Terrace
- Open Plan Living Area
- Versatile Ground Floor Reception Room With French Doors Onto Garden
- Private Garden And Off Street Parking
- Exclusive And Popular Development
- Close To A Wealth Of Amenities, Schools And Transport Links
- EPC Rating B/Council Tax Band F
- Leasehold 999 Years From 1 August 2012
- Viewing Via Banner Cross Office











**Ground Floor** Floor area 55.7 m<sup>2</sup> (600 sq.ft.) **First Floor** Floor area 65.9 m<sup>2</sup> (709 sq.ft.) **Second Floor** Floor area 55.7 m<sup>2</sup> (600 sq.ft.)

**TOTAL: 177.3 m<sup>2</sup> (1,908 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

