



3 Workhouse Green, Mayfield Valley, Sheffield, S10 4PN

Saxton Mee

# 3 Workhouse Green

## Mayfield Valley

Offers Around

# £425,000

A rare opportunity to acquire with NO CHAIN this quaint and most charming two bedroom rural cottage in the Mayfield Valley enjoying a tranquil location on the banks of the Porter Brook with surrounding open countryside on the door step.

The accommodation briefly comprises: Entrance into the modern kitchen/diner with a range of fitted units, integrated dishwasher, fridge, oven and hob with stone flag floor. A door leads into the snug with floor to ceiling glazed doors onto a patio. A cosy living room provides the perfect place to unwind with a central wood burning stove. To the first floor are two double bedrooms with exposed beams and deep window sills with stunning views and a bathroom having a white suite with shower of the bath, wash hand basin and W.C.

The property is located down a private lane, accessed from Mayfield Road and enjoys a delightful, SOUTH FACING private garden overlooking the Porter Brook and adjoining picturesque countryside. Allocated parking space for one car and ample on street parking is available on nearby Mayfield Road/David Lane. Externally there is a useful utility room housing the washing machine and tumble dryer.



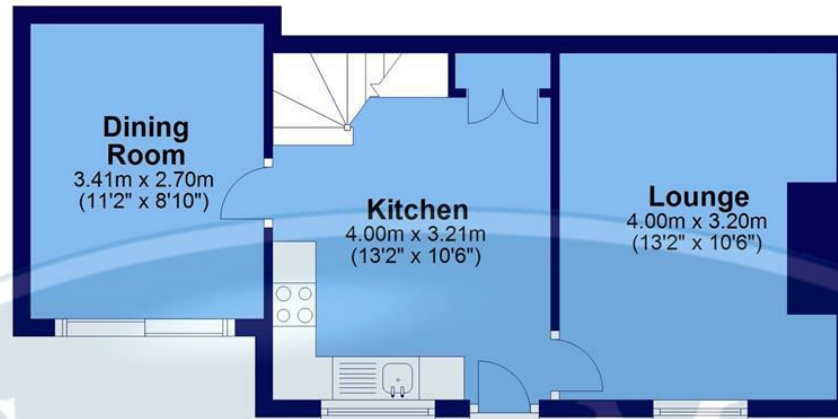
- A Charming Rural Cottage In This First Class Location
- An Ideal Holiday Let Opportunity On The Edge Of The Peak District
- Delightful South Facing Lawn Overlooking The Porter Brook
- Just A Short Distance From Amenities In Fulwood, Broomhill And Ecclesall
- Beautiful Views Over Adjoining Greenbelt Land
- Modern Kitchen And Bathrooms Fittings
- Stunning Exposed Stone Flag Floors
- EPC Rating E / Council Tax Band C
- Freehold
- Viewing Via Banner Cross Office





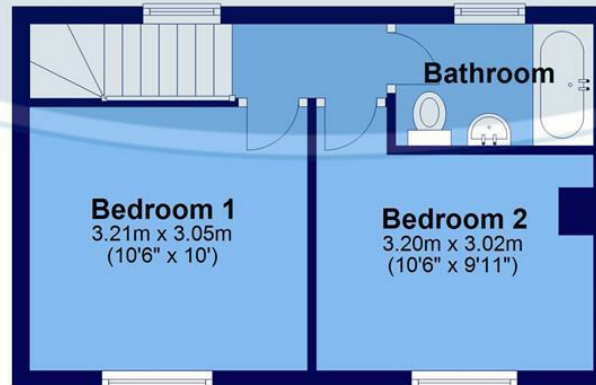
## Ground Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



## First Floor

Approx. 26.1 sq. metres (280.8 sq. feet)



Total area: approx. 61.7 sq. metres (664.0 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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