



2 Boynton Road, Sheffield, S5 7HJ

Saxton Mee



## 2 Boynton Road

Offers Around

# £140,000

A three bedroom semi detached family home occupying a corner plot location and situated close to all local amenities in this popular residential area.

This property is being sold with no onward chain and briefly comprises:

Entrance lobby with stairs rising to the first floor landing, lounge with three windows overlooking the front garden, fitted dining kitchen with a range of base, drawer and wall units, work surfaces, range cooker and space and plumbing for an automatic washing machine. There is a useful under stairs storage cupboard and a door from the kitchen opens to give access to the rear entrance porch. To the first floor there are two double bedrooms-the master having built in wardrobes and a good size single bedroom. The bathroom is furnished with a bath and shower above, pedestal wash hand basin and w.c.

Externally to the front of the property there is a garden with lawn and a range of mature shrubs and trees. A driveway to the side offers significant room to extend. To the rear of the property is a private paved, enclosed area.

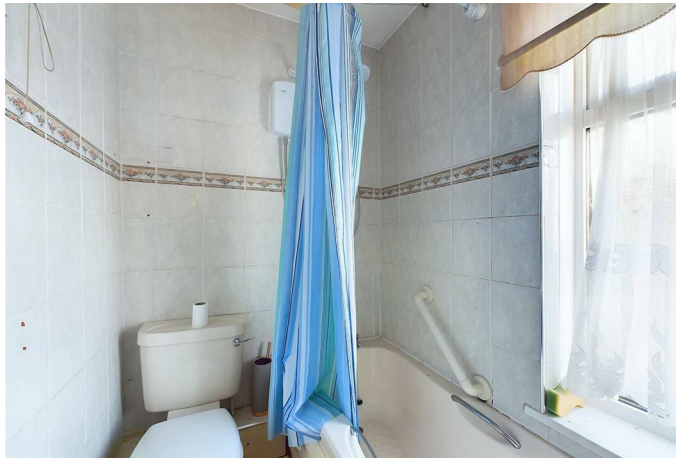
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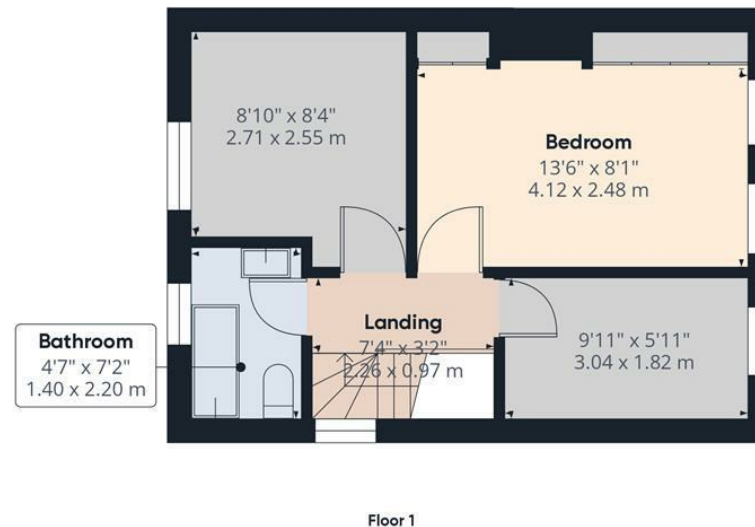
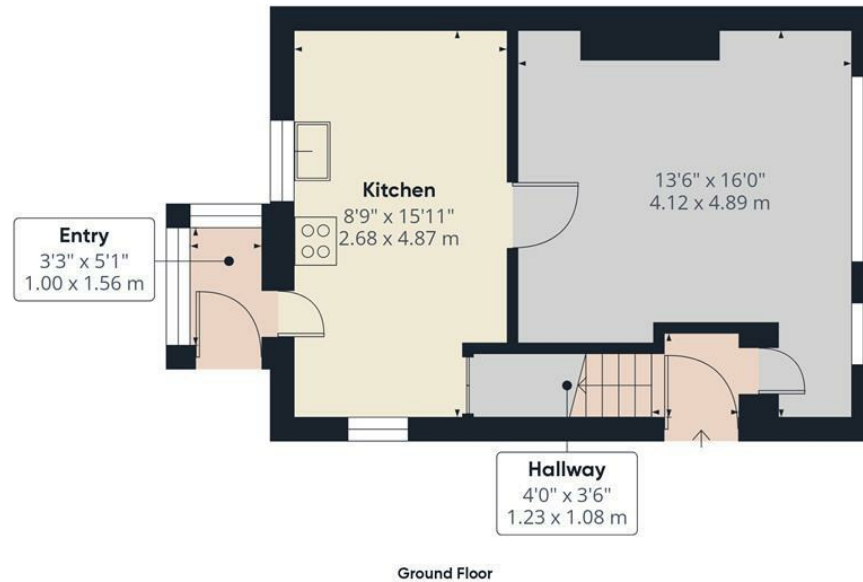
- NO ONWARD CHAIN
- THREE BEDROOMS
- ROOM TO EXTEND (SUBJECT TO THE NECESSARY CONSENTS)
- FITTED KITCHEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- LOUNGE WITH THREE WINDOWS
- DRIVEWAY
- COUNCIL TAX BAND A
- EPC RATING: TBC
- VIEWINGS VIA BANNER CROSS BRANCH











**Approximate total area<sup>m</sup>**  
694.69 ft<sup>2</sup>  
64.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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