

Saxton Mee



Manchester Road Broomhill Sheffield S10 5DH
Price £495,000



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**** NEW LISTING ** FREEHOLD ** VIEWING ESSENTIAL **** Occupying a prominent position in one of Sheffield's most exclusive residential suburbs is this architecturally designed detached home, ideal for the professional couple or those looking to downsize, boasting generously proportioned rooms throughout, including three bedrooms and two reception rooms. The property enjoys enormous amounts of curb appeal with stone frontage and recently fitted anthracite uPVC windows, custom-fitted plantation shutters by Shuttercraft throughout the house and benefits from gas fired central heating, a recently installed combi boiler, off road parking and an integral garage with motorised Hormann security door. Briefly, the living accommodation comprises: entrance hall with under stair storage. Well proportioned and presented lounge benefiting from a large bay window flooding the room with natural light. The focal point of the room is the log burner with oak mantel. Separate dining room. Superb kitchen having a range of wall, base and drawer units. Housing and plumbing for both a washing machine and dishwasher with space for an American style fridge freezer. Integrated Miele electric oven with an induction hob over and extractor above. First floor: access into the boarded loft space. Two double bedrooms and a generous single. Modern bathroom with a full white suite and comprising bath with shower attachment, Grohe taps, separate shower cubicle, WC and wash basin.

- STUNNING FAMILY HOME
- WELL PRESENTED ACCOMMODATION
- THREE GOOD SIZE BEDROOMS
- GATED DRIVEWAY AND GARAGE
- DELIGHTFUL GARDENS





OUTSIDE

To the front adjoining Manchester Road A57 is a delightful enclosed garden with outdoor water and electricity points, mainly laid to lawn. Whilst to the rear is a courtyard style garden as well as a driveway for 2/3 vehicles, with PIR lighting and electrical point accessed from Chesterwood Drive. Access to the integral garage.

LOCATION

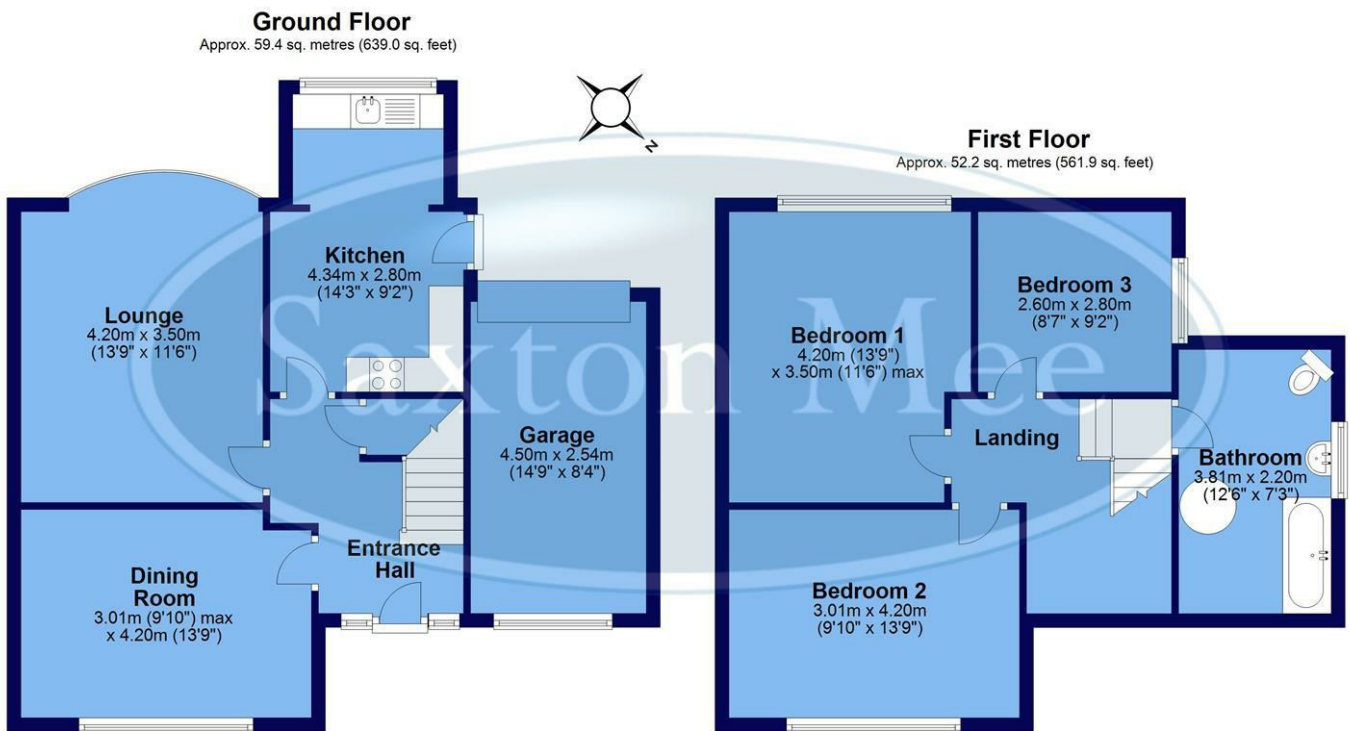
The property is situated in the heart of one of Sheffield's most sought after residential suburbs: Broomhill. The area is a bustling and vibrant community located just a stones throw away from the City with easy access to the universities and teaching hospitals, excellent public transport links and an array of local amenities, pubs and restaurants. For both primary and secondary students, the property has access to some of Sheffield's most well regarded schools.

VALUER

Lewis Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

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Total area: approx. 111.6 sq. metres (1201.0 sq. feet)

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
 82 Middlewood Road, Sheffield S6 4HA
 462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(41-38)	F		
(1-2)	G		
Not energy efficient - higher running costs			
England & Wales		68	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		68	81