

Saxton Mee



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Greenhow Street Walkley Sheffield S6 3TP
Price Guide £235,000



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GUIDE PRICE £235,000-£245,000 ** NO CHAIN ** Nestled in the heart of Crookes is this stone fronted, three bedroom, two bathroom mid-terrace property which is neutrally decorated throughout and benefits from uPVC double glazing and gas central heating. There are excellent local amenities including shops, bars, restaurants and good public transport links to the City Centre, central hospitals and universities. In brief, the living accommodation comprises front entrance door which opens into the lounge which has a front facing window allowing natural light, while the focal point of the room is the feature cast iron fireplace with a gas fire. A door then opens into the inner lobby with access into the kitchen/diner which has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and dishwasher as well as housing for a washing machine. There is ample space for a dining table and chairs, a rear entrance door and access to the cellar. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom two is a good size double and has a front facing window and has access to a deep wardrobe and storage area. Bedroom three there is to the rear. The bathroom comes with a three piece suite including bath with shower attachment, towel radiator, WC and wash basin. A further staircase rises to the second floor and the attic master bedroom which comes with the added advantage of an en suite shower room with WC and wash basin, along with eaves storage and a Velux window.

- EARLY VIEWING ADVISED
- THREE BEDROOM MID-TERRACE PROPERTY
- GOOD SIZE LOUNGE & KITCHEN/DINER
- ATTIC MASTER BEDROOM WITH EN SUITE
- THREE PIECE SUITE BATHROOM
- POPULAR LOCATION
- AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

Set back from the road there is a small garden area to the front. To the rear is a pleasant sitting out flagged patio and a garden store.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 24th December 1892.

The property is currently Council Tax Band A.

VALUER

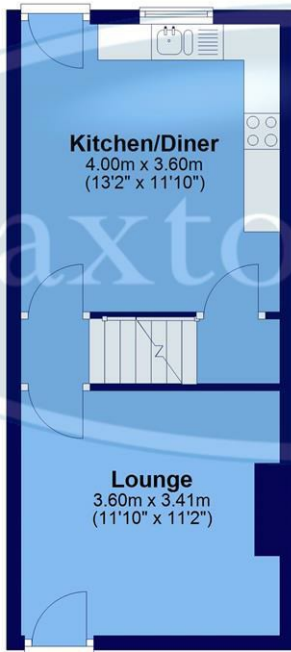
Chris Spooner

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.



Ground Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



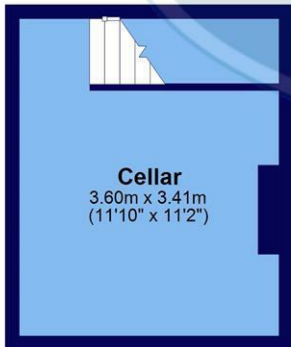
Second Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



Cellar

Approx. 15.9 sq. metres (170.9 sq. feet)



Total area: approx. 103.8 sq. metres (1116.9 sq. feet)

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

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