

Saxton Mee



Marston Road Crookes Sheffield S10 1HG
Offers Around £225,000

Marston Road

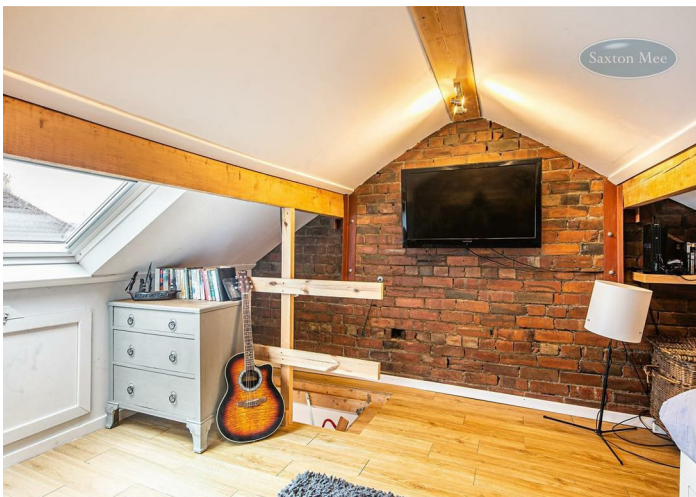
Sheffield S10 1HG

Offers Around £225,000

**** SOUTH FACING PRIVATE REAR GARDEN **** Perfect for a first time buyer is this immaculately presented, two bedroom mid terrace with an occasional attic bedroom, benefiting from no neighbouring rights of access across the rear and enjoying a stylish interior, a credit to the current owners. The property enjoys a fully enclosed rear garden and benefits from uPVC double glazing and gas central heating throughout. In brief, the living accommodation briefly comprises front entrance door which opens into the lounge benefiting from a large front window filling the room with natural light. The focal point of the lounge is the log burning stove set in the chimney breast with an oak mantel over. A door then opens into an inner lobby with access into the stunning kitchen/diner having a modern range of wall, base and drawer units with stylish granite work surfaces which incorporate the sink and the five ring gas hob with extractor above. Integrated appliances include a dishwasher, washing machine, double oven, fridge and freezer. There is attractive wooden flooring, access to under stair storage and a rear entrance door. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The superb master bedroom has a large front facing window and attractive wooden flooring. Double bedroom two overlooks the rear garden and has access to an occasional bedroom via loft ladders. The beautifully presented contemporary bathroom has a white suite including a bath with overhead shower, wash basin with a grey vanity unit, and a WC with a low level cistern.

- VIEWING RECOMMENDED
- IMMACULATELY PRESENTED THROUGHOUT
- MODERN KITCHEN
- BRAND NEW BATHROOM
- SOUTH FACING PRIVATE REAR GARDEN WITH NO THIRD PARTY ACCESS
- POPULAR LOCATION
- AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the front is a forecourt which sets the property back from the road. To the rear of the property is a south facing private rear garden with no third party access.

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 25th March 1900. The property is currently Council Tax Band A.

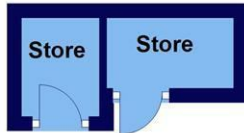
VALUER

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.

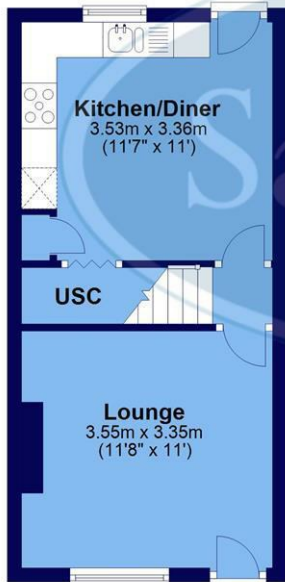
Outbuilding

Approx. 3.4 sq. metres (37.0 sq. feet)



Ground Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.8 sq. feet)



Second Floor

Approx. 14.1 sq. metres (151.6 sq. feet)



Total area: approx. 72.9 sq. metres (784.5 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		72	90
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) 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		73	91
	EU Directive 2002/91/EC		