



Manor Park Court Sheffield S2 1XA  
Price Guide £200,000



# Manor Park Court

Sheffield S2 1XA

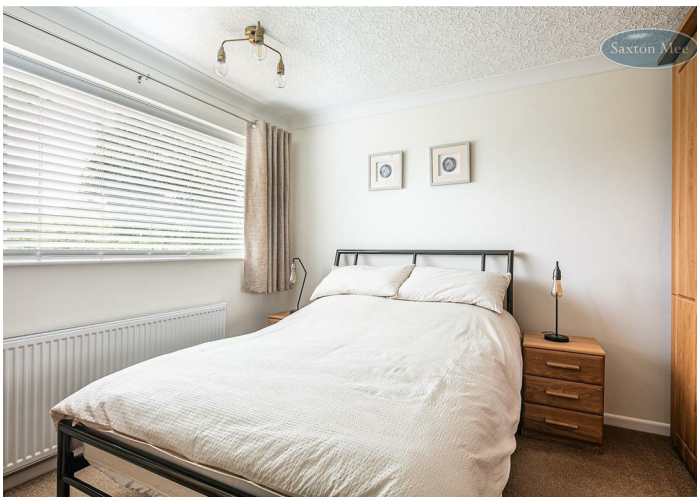
Price Guide £200,000

GUIDE PRICE £200,000-£210,000 **\*\*SOUTH FACING\*\*QUIET CUL-DE-SAC\*\*** Located on a quiet cul-de-sac which is conveniently positioned for easy access to Sheffield city centre is this impressive three bedroom semi-detached family home. Beautifully presented throughout, the property has been a well loved home for the current owners over the last forty years, and now offers an exciting opportunity for new buyers to make this their own. On the ground floor the accommodation briefly comprises, an entrance hall which has useful understairs storage, a through lounge dining room that has a marble feature fireplace and French doors to the rear garden, and a modern fitted kitchen which has a range of shaker style cupboards, contrasting worktops, an electric oven, and a gas hob. The first floor has double bedrooms to both the front and rear, a single bedroom, and a well appointed, contemporary shower room which is partially tiled and has a corner shower enclosure. The property further benefits from modern uPVC double glazed windows, a gas central heating boiler which is approximately two years old and is controlled via HIVE, and cavity wall insulation.

- BEAUTIFULLY PRESENTED
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- CUL DE SAC POSITION
- SOUTH FACING
- WELL MANICURED GARDENS
- OFF ROAD PARKING
- EXTENDED GARAGE
- POPULAR AREA
- CLOSE TO AMENITIES







**OUTSIDE**

There are well manicured gardens to both the front and rear which both have lawn areas and planted beds. The rear is south facing and benefits from a block paved patio. To the side is a block paved driveway which leads to an extended garage that has an electric door.

**LOCATION**

The area is serviced by an array of local amenities, shops, schools, and excellent transport links offering easy access to both Sheffield city centre and the M1 motorway network.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 200 years running from 29th September 1971. The property is currently Council Tax Band B.

**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

Main area: approx. 37.7 sq. metres (405.5 sq. feet)  
 Plus garages, approx. 13.5 sq. metres (145.6 sq. feet)  
 Plus store room, approx. 5.3 sq. metres (57.1 sq. feet)

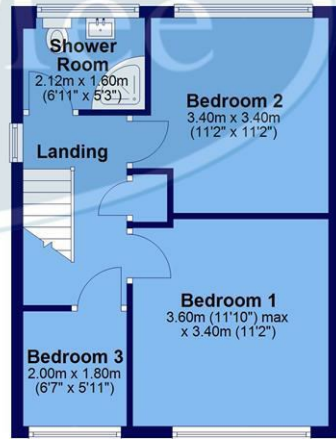


Main area: Approx. 75.4 sq. metres (811.1 sq. feet)  
 Plus garages, approx. 13.5 sq. metres (145.6 sq. feet)  
 Plus store room, approx. 5.3 sq. metres (57.1 sq. feet)

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

## First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



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**Hillsborough**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		