

Spinkhill Avenue Richmond Sheffield S13 8FB
Offers Around £165,000

Spinkhill Avenue

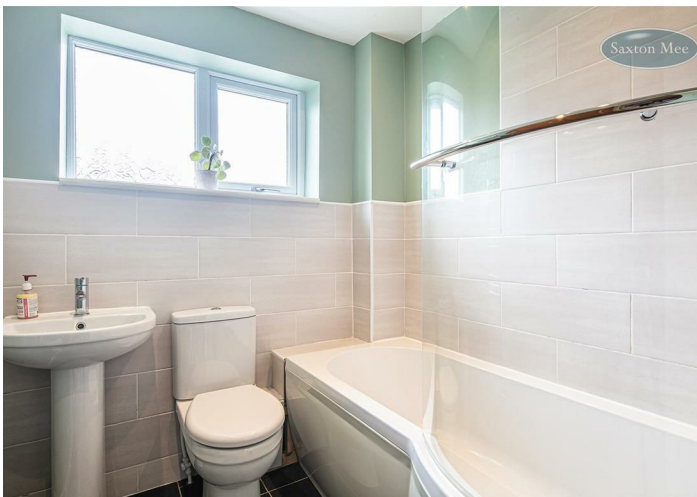
Sheffield S13 8FB

Offers Around £165,000

****FREEHOLD PROPERTY**LANDSCAPED GARDENS**** Located in the area of Richmond which is popular with families, is this well presented, three bedroom semi-detached house which occupies a generous sized plot and in our opinion would make an ideal first time buy. Enjoying a modern and contemporary feel throughout, the property benefits from spacious rooms, useful storage, and landscaped gardens. Briefly the accommodation on the ground floor comprises a porch which leads into an entrance hall, a living room that has a feature fireplace, ceiling coving, and French doors to the rear garden, and a large kitchen diner that has shaker style fitted cupboards with extensive worktop space and fitted appliances including a fridge, freezer, dishwasher, washing machine, and a free standing range cooker. On the first floor there is a double bedroom to the front aspect that has fitted wardrobes, a second double bedroom to the rear, a single bedroom, and a well appointed bathroom that has a white suite including a bath with a shower over.

- SEMI-DETACHED FAMILY HOME
- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT
- GENEROUS SIZED PLOT
- LANDSCAPED GARDENS
- OFF ROAD PARKING
- SPACIOUS KITCHEN DINER
- DOUBLE GLAZED
- CLOSE TO AMENITIES
- EARLY VIEWING RECOMMENDED





OUTSIDE

The outdoor space has been landscaped to both the front and rear, providing generous off road parking, and relatively low maintenance gardens to enjoy. At the rear there is an Indian sandstone patio, planted beds, a lawn area, and a timber shed.

LOCATION

Richmond is a popular suburb of south east Sheffield with a variety of excellent local amenities, regular bus routes, links to the M1 motorway network, and within a short distance of Crystal Peaks shopping centre. There are good local schools, and various parks which make this an ideal area for families.

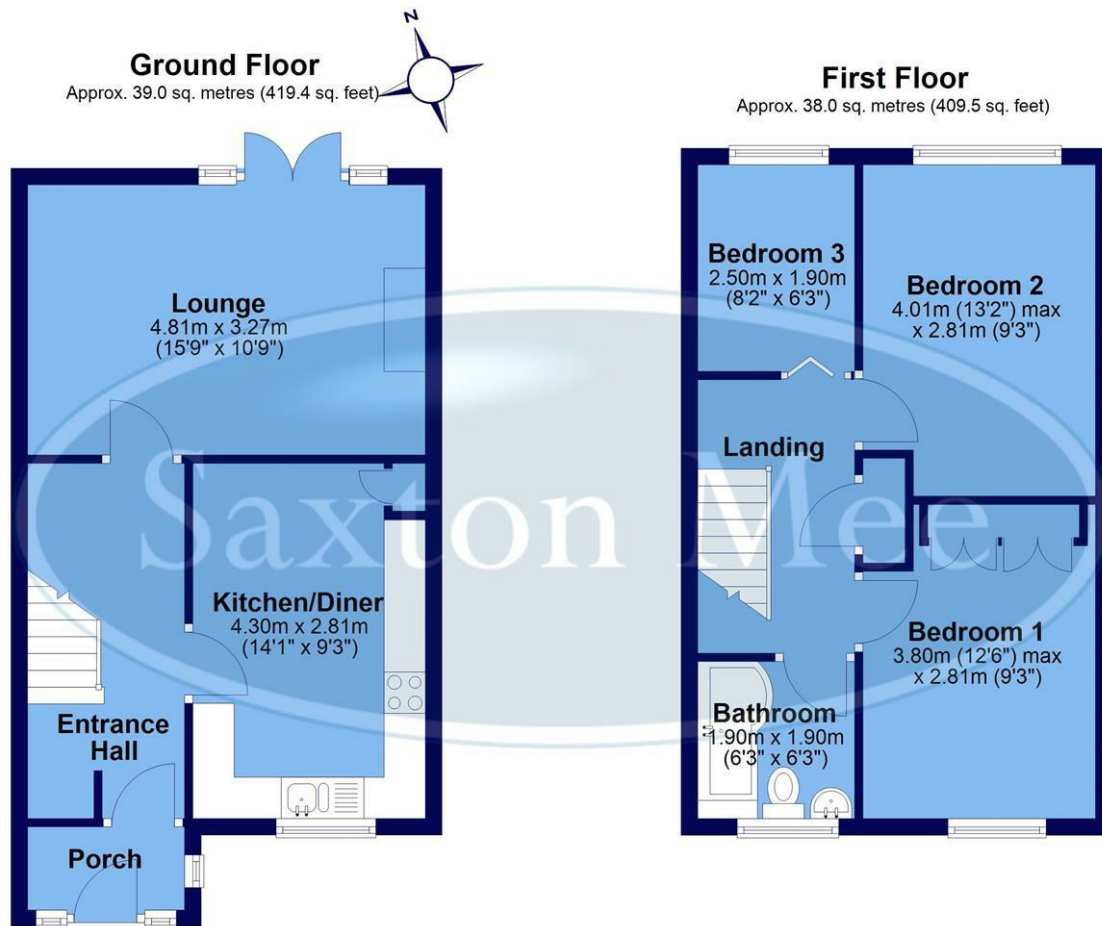
MATERIAL INFORMATION

The property is Freehold, and 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.



Total area: approx. 77.0 sq. metres (828.9 sq. feet)

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

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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		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		EU Directive 2002/91/EC	