

Saxton Mee

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Manor Way Todwick Sheffield S26 1HR
Price Guide £400,000



Manor Way

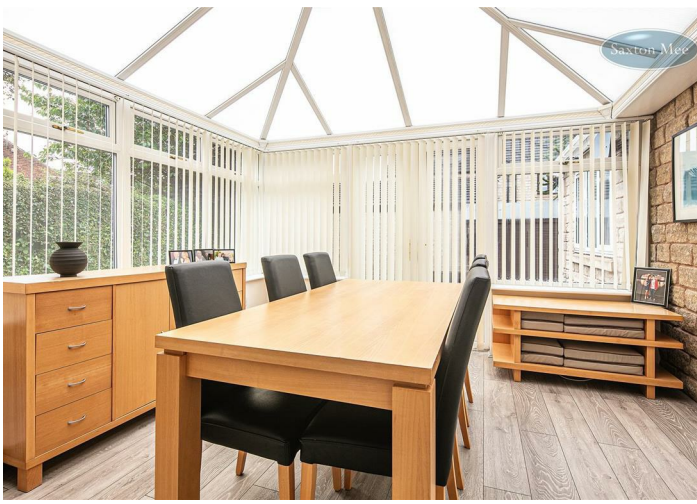
Sheffield S26 1HR

Price Guide £400,000

GUIDE PRICE £400,000-£425,000 Viewing is essential to appreciate the accommodation on offer of this effectively extended four bedroom, two bathroom detached property situated in the highly sought after location of Todwick Village which enjoys a fully enclosed west facing garden and benefits from a large conservatory, uPVC double glazing and gas central heating. Tastefully decorated throughout, the well presented and spacious living accommodation briefly comprises front door which opens into the entrance hall which flows in a useful utility area and has access into the kitchen and two bedrooms. The utility has wall and base units with a contrasting work top which incorporates the sink and drainer. There is housing and plumbing for a washing machine and tumble dryer. Attractive tiled flooring and a rear entrance door. Both bedrooms have access to a jack n jill en suite with shower cubicle, WC and wash basin. The kitchen has a range of wall, base and drawer units with a contrasting work top which incorporates the sink, drainer and the four ring induction hob with extractor above. Integrated appliances include a double electric oven with microwave. The kitchen flows into the generously proportioned lounge which has double doors opening into the conservatory. This bright and airy space is perfect for enjoying the views over the rear garden. The lounge has access to a side entrance lobby, two further bedrooms and the principal bathroom. The good size master has a fitted wardrobe. Bedroom four is currently used as a dressing room. The bathroom comes with a three piece suite including bath with overhead electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- SUPERB FOUR BEDROOM, TWO BATHROOM DETACHED BUNGALOW
- WELL PRESENTED ACCOMMODATION THROUGHTOUT
- GOOD SIZE PLOT WITH A WEST FACING GARDEN & DRIVEWAY
- KITCHEN, LOUNGE & CONSERVATORY
- UTILITY AREA
- SOUGHT AFTER LOCATION
- EASY ACCESS TO SHEFFIELD, ROTHERHAM & WORKSOP





OUTSIDE

Situated on this good size plot with a driveway providing off-road parking. There is a west facing, fully enclosed garden which is easily maintained with a lawn, wood decked terrace, slate chipped area and garden shed.

LOCATION

Todwick Village is highly regarded and has excellent links to the motorway network, Sheffield, Rotherham and Worksop are within easy reach.

MATERIAL INFORMATION

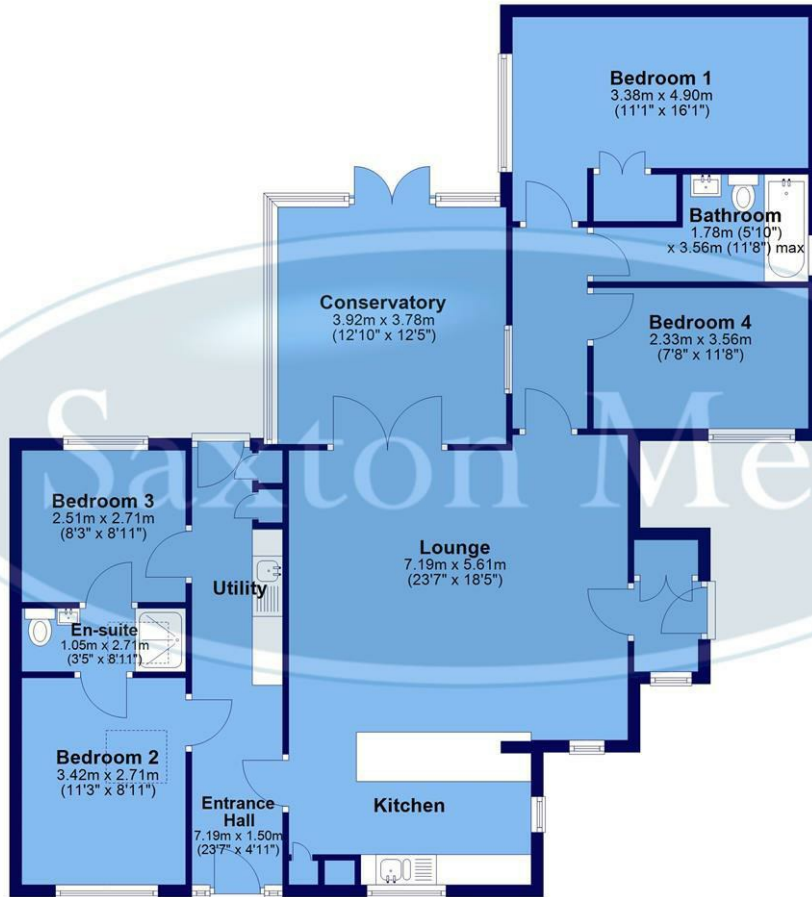
The property is Freehold and currently Council Tax Band D.

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. 120.4 sq. metres (1296.0 sq. feet)



Total area: approx. 120.4 sq. metres (1296.0 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

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

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) 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	75	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) 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		