

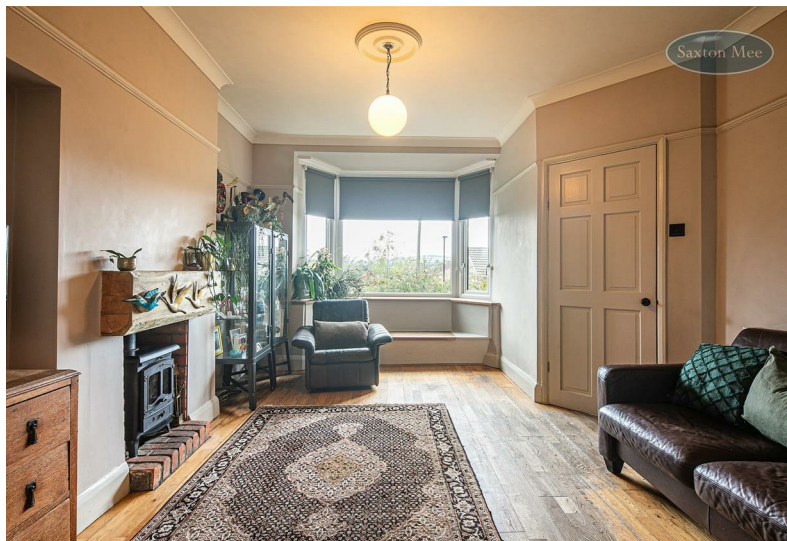
Saxton Mee



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Robertson Road Walkley Sheffield S6 5DX
Offers In The Region Of £360,000



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**** FREEHOLD **** Enjoying stunning elevated views over Stannington and Rivelin is this effectively extended, three/four bedroom, two bathroom, two reception room semi detached property which is situated on a wider than average plot. The property has a private rear garden and benefits from a driveway providing an off-road parking space, a good sized garage, uPVC double glazing and gas central heating. Tastefully decorated throughout, the well presented living accommodation briefly comprises, front uPVC door which opens into the entrance hall with useful floor to ceiling cupboards, perfect for storing coats and shoes and access into the two reception rooms. The lounge has a lovely bay window which has a window seat with storage, while the focal point is the cast iron multi-fuel stove set in a brick hearth. The generously proportioned sitting room/family room has dual aspect windows making this a bright and airy space. A door then opens into the hallway with access into the kitchen/breakfast room, a study/bedroom four and downstairs shower room. The kitchen has a range of solid oak units including larder units. A contrasting ceramic worktop incorporates the double bowl sinks and the four ring hob with extractor above. Integrated appliances include double electric oven, fridge freezer, washing machine and dishwasher. There are two Velux windows, a sliding door which opens onto the rear and access into the lounge. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The master has a bay window perfect for enjoying the stunning views and benefits from fitted wardrobes. Double bedroom two again has fitted wardrobes and overlooks the rear garden. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin.

- LOVELY FAMILY HOME
- THREE/FOUR BEDROOMS, TWO BATHROOMS & TWO RECEPTION ROOMS
- SUPERB PLOT WITH A DRIVEWAY, GARAGE & PRIVATE REAR GARDEN
- STUNNING ELEVATED VIEWS
- SOUGHT AFTER LOCATION WITH AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- COUNTRYSIDE WALKS





OUTSIDE

A wall encloses the front garden. Drive through the mature hedge laurel arch to a driveway providing an off-road parking space and this leads to the larger than average garage with electric and lighting. A gate gives access down the side of the property to the fully enclosed rear garden which includes two seating areas, an apple tree, two stone built outbuildings, one used as woodstore, one used as a utility with electric. There is a tree house as well along with an abundance of plants and shrubs.

LOCATION

The property is located in the popular residential area of Walkley with excellent local amenities nearby on South Road. Good regular public transport links. Easy access to Rivelin Valley offering excellent countryside walks and the Rivelin Valley Cafe.

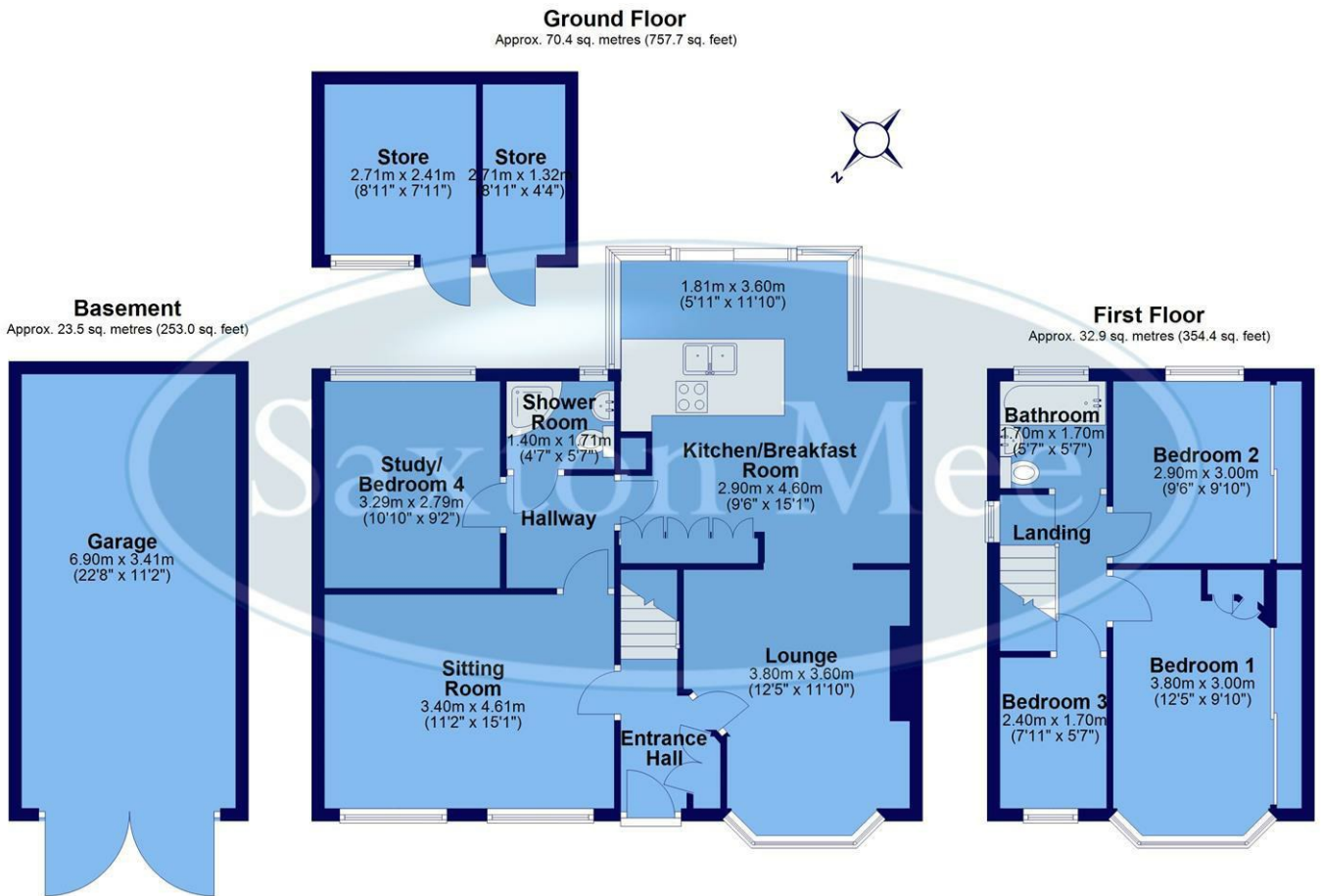
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Greg Ashmore MNAEA

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. 126.8 sq. metres (1365.1 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	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-60)	C		
(35-64)	D		
(21-58)	E		
(11-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		62	79