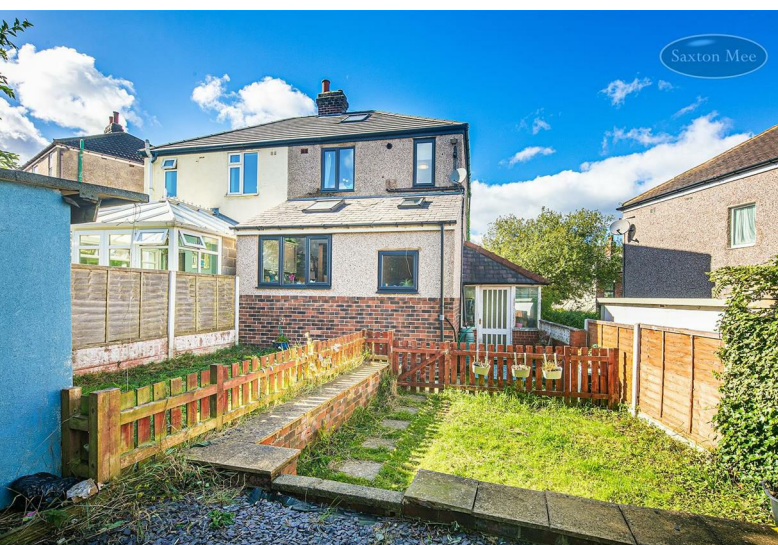




Cockayne Place Meersbrook Sheffield S8 9DG
Offers Around £285,000

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Sheffield S8 9DG

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**** SOUTH-EAST FACING GARDEN ** FREEHOLD ** OFF-ROAD PARKING **** Situated on this cul-de-sac position is this three bedroom semi detached property which enjoys a south-east facing rear garden and benefits from off- road parking, a rear extension, uPVC double glazing and gas central heating. The property is located close to both Meersbrook and Graves parks, Woodseats and Meersbrook shopping parades with bars and restaurants, schools, public transport and excellent links to Sheffield city centre.

In brief, the living accommodation comprises, a door opens to a a good sized porch to the side of the property with access to the rear garden as well as a small inner lobby. From the inner lobby, access into the lounge, kitchen/diner and the downstairs bathroom. The lounge has a bay window to the front aspect allowing lots of natural light, stripped floorboards, ceiling coving, and a fireplace with electric fire. The extended kitchen/diner has a vaulted ceiling with Velux window. The kitchen has a range of cream-coloured units. Contrasting worktops incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing for a dishwasher, washing machine and fridge freeze. The downstairs bathroom has tiled walls and a four piece white suite with separate shower enclosure, bath, WC and wash basin.

From the inner lobby, a staircase rises to the first floor landing with access into the three bedrooms. The master is a good size double with a large front window and has double wardrobes. Double bedroom two is to the rear with open style wardrobes. There is access to a loft from the landing which has been boarded out and has a Velux window

- ATTRACTIVE THREE BEDROOM SEMI DETACHED PROPERTY
- OFF-ROAD PARKING FOR UP TO TWO CARS
- DOWNSTAIRS FOUR PIECE SUITE BATHROOM
- LOUNGE WITH BAY WINDOW
- EXTENDED KITCHEN/DINER
- GOOD SIZED GARDEN
- WALKING DISTANCE OF MEERSBROOK PARK





OUTSIDE

There is off-road parking for at least two cars to the front. There is an enclosed private garden to the rear which has a patio area, lawn, and a timber shed.

LOCATION

Cockayne Place is located close to both Meersbrook and Graves parks, Woodseats and Meersbrook shopping parades with bars and restaurants, schools, public transport and excellent links to Sheffield city centre.

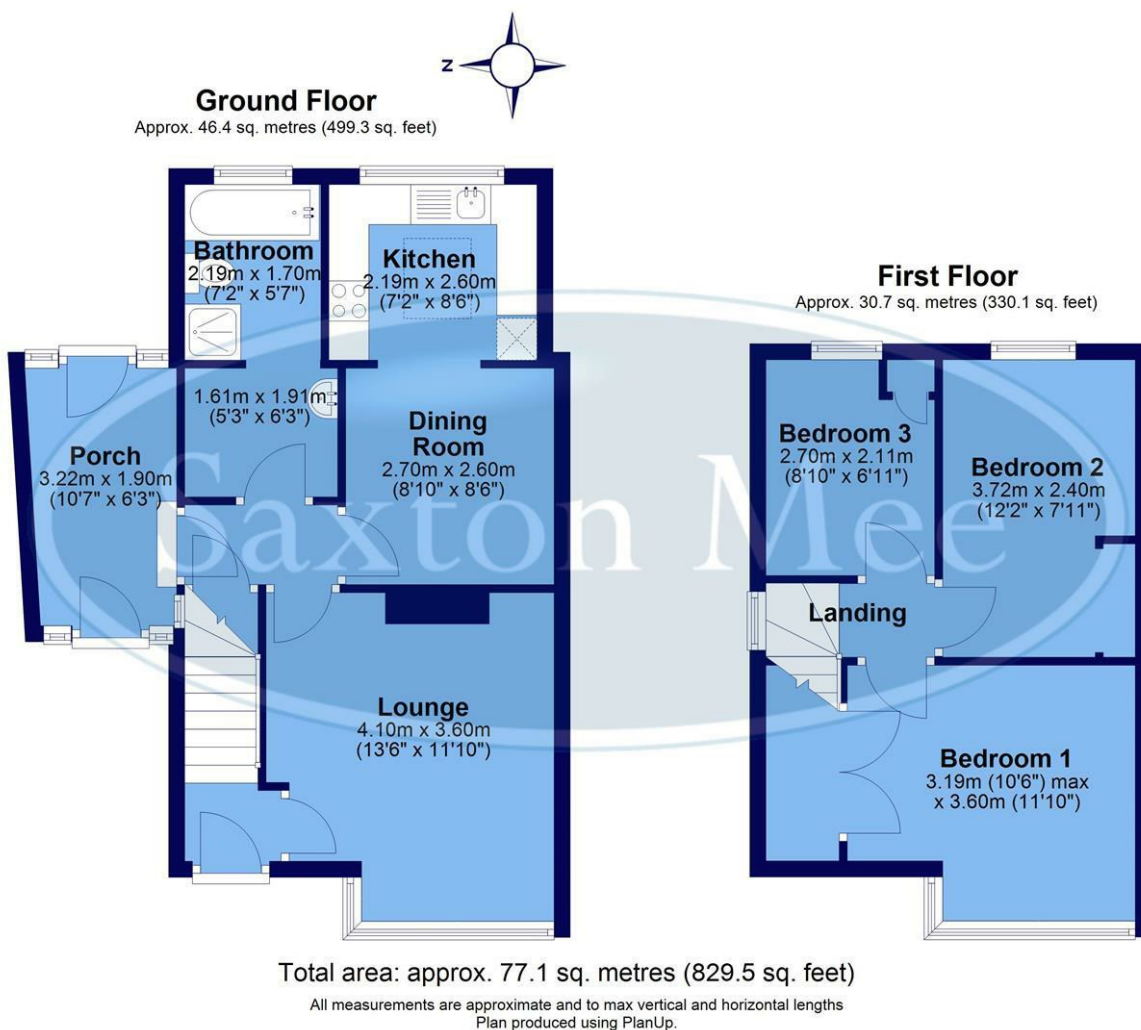
MATERIAL INFORMATION

The property is Freehold and 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.



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