

Saxton Mee

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Ellorslie Drive Stocksbridge Sheffield S36 2BB
Guide Price £225,000



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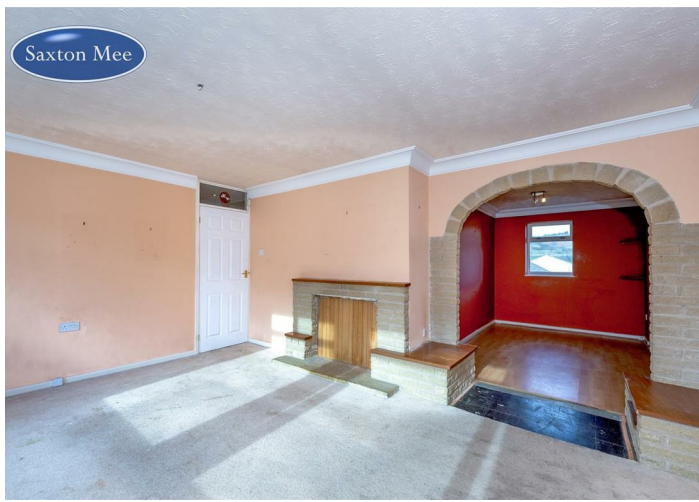
Sheffield S36 2BB

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GUIDE PRICE £225,000-£235,000 ** FREEHOLD ** NO CHAIN ** Situated on this admirable corner plot is this effectively extended, three double bedroom, two bathroom detached bungalow with gardens to the front, side and rear, a lovely outlook and benefiting from two garages, off-road parking, uPVC double glazing and gas central heating. The property is in need of some modernisation and is ideal for the discerning purchaser to alter, adapt and update to their own tastes. The spacious living accommodation briefly comprises: front uPVC door which opens into the entrance hall with access into the partly boarded loft space via pull-down ladders and two storage cupboards. Access into the lounge, dining room, two bedrooms, a dressing area and the bathroom. The well proportioned lounge has two front facing windows, making this a bright and airy space, this leads into the dining area which in turn leads into the kitchen. The separate kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an oven and dishwasher. Rear uPVC stable door. Bedrooms two and three are both double in size. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin. The dressing area has fitted wardrobes and access to the master bedroom which comes with the added benefit of an en suite shower room complete with WC and wash basin.

- VIEWING IS A MUST!
- THREE DOUBLE BEDROOM BUNGALOW
- TWO GARAGES & OFF-ROAD PARKING
- GARDENS TO THE FRONT, SIDE AND REAR
- LOVELY OUTLOOK
- TWO BATHROOMS
- FOX VALLEY SHOPPING CENTRE
- MOTORWAY LINKS
- AMENITIES CLOSE-BY





OUTSIDE

The property comes with two garages both with driveways providing off-road parking. One garage benefits from a mezzanine storage area, both with up and over doors and benefiting from electric and lighting. The property is situated on an admirable plot with a front lawn garden which wraps around the side and to the rear. A gate opens to the fully enclosed rear garden which has a patio.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

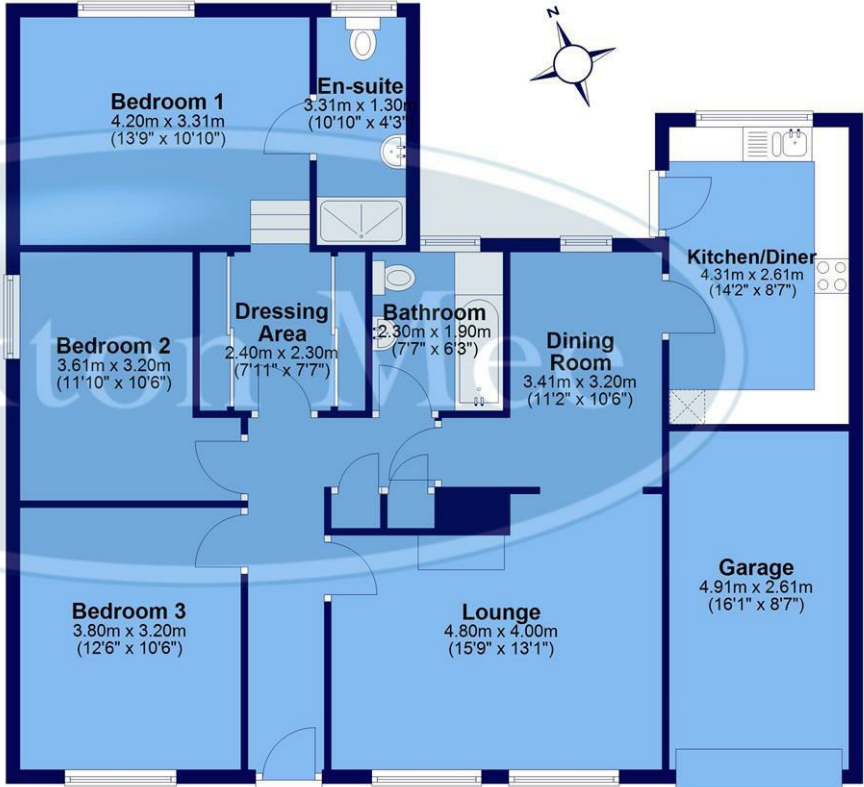
Greg Ashmore MNAEA

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.

Basement
Approx. 17.4 sq. metres (187.0 sq. feet)



Ground Floor
Approx. 114.0 sq. metres (1226.6 sq. feet)



Total area: approx. 131.3 sq. metres (1413.6 sq. feet)

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

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs			
		68	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-50)	D		
(21-30)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	