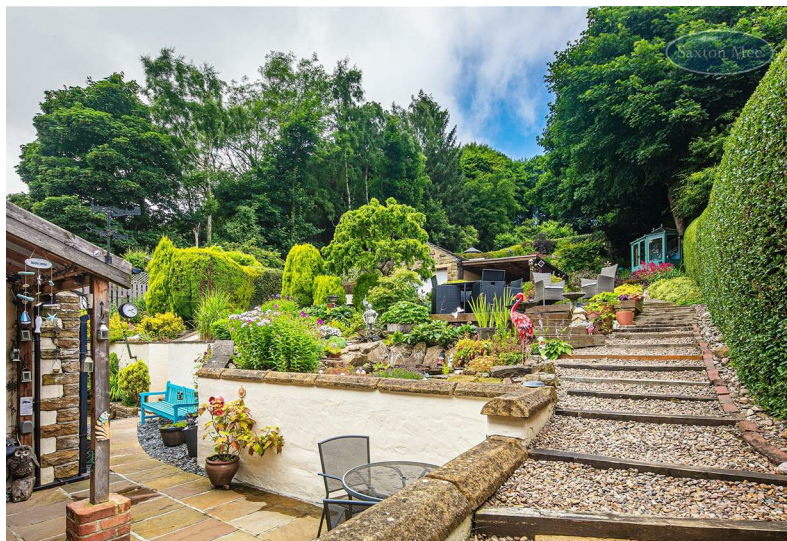


Saxton Mee



Manchester Road Thurlstone Sheffield S36 9QS
Offers Over £360,000



Manchester Road

Sheffield S36 9QS

Offers Over £360,000

**** AMPLE OFF-ROAD PARKING + LARGE DETACHED GARAGE & CARPORT ****

Located in the highly regarded village of Thurlstone is this deceptively spacious, three double bedroom, two bathroom stone built cottage which enjoys fantastic gardens and benefits from ample off-road parking including a large detached garage and car port, uPVC double glazing and gas central heating. There is easy access to the Trans Pennine Trail, close to local amenities and schools as well as easy access to the M1. Tastefully decorated throughout, the well presented living accommodation briefly comprises, front composite door and porch with access into the lounge. The lounge has attractive flooring, while the focal point is the gas fire set in the exposed brick fireplace. A door then opens into a hallway/pantry with fitted cupboards and access into the utility and the kitchen/diner. The utility has housing and plumbing for a washing machine, tumble dryer and a side uPVC entrance door. The open plan kitchen/diner comes complete with a second sitting room with a cast iron multi-fuel stone, which is a lovely feature. The kitchen has a range of wall, base and drawer units with a contrasting work surface which incorporates the sink and drainer. There is space for a Range cooker with extractor above along with a fridge as well as space for a fridge freezer under the stairs. A staircase rises to the first floor with access into the roof space and the fantastic master bedroom which has ample space for furniture and comes with the added advantage of en suite shower room with WC and wash basin. From the lounge, a further staircase rises to the first floor with access into the loft space, two further bedrooms and the principal bathroom. Bedroom two is a good size double, has a storage cupboard and has space for furniture. Bedroom three overlooks the rear garden. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin.

- VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER
- THREE BEDROOM COTTAGE WITH UTILITY
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE & AN OPEN PLAN KITCHEN/DINER & SECOND SITTING ROOM
- FANTASTIC REAR GARDEN
- AMPLE OFF-ROAD PARKING, DETACHED GARAGE & CAR PORT
- SOUGHT AFTER LOCATION





OUTSIDE

A path leads to the entrance door. Access down the side of the property to the substantial tiered rear garden which includes wooden decked areas, seating areas, a summer house and two greenhouses. There is a lawn and an abundance of plants, shrubs and trees. Ample off-road parking along with a good size garage with electric door and roof storage and car port.

LOCATION

Located in the highly regarded village of Thurstone with both Sheffield and Huddersfield less than 15 miles away and The Peak District right on your doorstep, you've got the choice of viewing stunning landscapes, visiting quaint Yorkshire villages or joining the hustle and bustle of busy cities and towns. You've also got quick access to the M1 taking you to Leeds, Barnsley, Wakefield and beyond.

MATERIAL INFORMATION

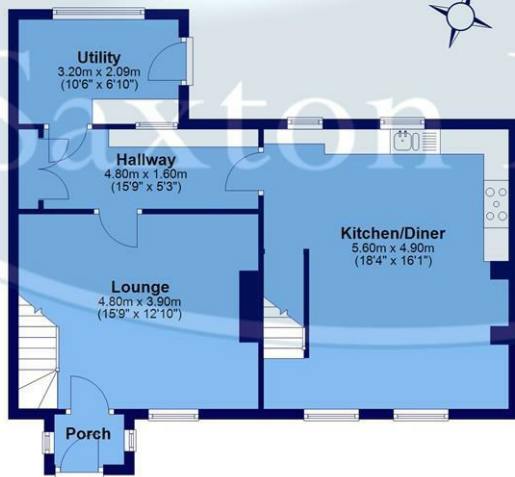
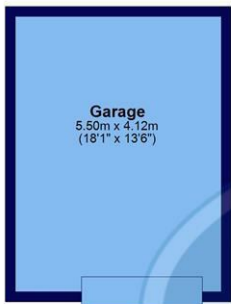
The property is Freehold and currently Council Tax Band C.

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.

Ground Floor
Main area: approx. 63.4 sq. metres (682.4 sq. feet)
Plus garages, approx. 22.6 sq. metres (243.7 sq. feet)



First Floor
Approx. 54.8 sq. metres (590.1 sq. feet)



Main area: Approx. 118.2 sq. metres (1272.5 sq. feet)
Plus garages, approx. 22.6 sq. metres (243.7 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		69	85
	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		