



**For Sale**  
Residential  
**Saxton Mee**  
01246 290992  
www.saxtonmee.co.uk

38 Thorpe House Rise, Sheffield, S8 9NL



# 38 Thorpe House Rise

## £270,000

An excellent three bedroomed semi detached house which benefits from being extended to the rear where there is a most attractive good size garden.

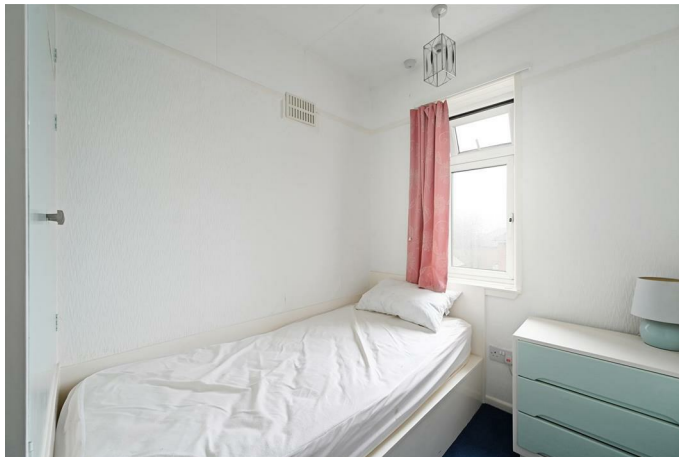
Favourably located within this highly sought after residential 1930's development close to a good range of local amenities including schooling and having ease of access to the city centre and both Graves and Meersbrook parks.

Offered for sale with no upward chain the accommodation offers gas fired central heating, double glazing and briefly comprises: side hall, open plan living/dining room, large kitchen which is an extension to the original dwelling, inner hallway with downstairs shower room. First floor landing, main bedroom with built in wardrobes, second bedroom again having built in wardrobes, third single bedroom and bathroom.

Drive with off road parking. Most attractive private south facing lawned garden with patio and greenhouse.

- No upward chain
- Large rear extension
- Two bath/shower rooms
- Drive with forecourt parking
- Most attractive south facing rear garden
- Gas central heating and double glazing
- Leasehold
- EPC:
- Council tax band B





# 38 THORPE HOUSE RISE

APPROXIMATE GROSS INTERNAL AREA = 78.8 SQ M / 848 SQ FT

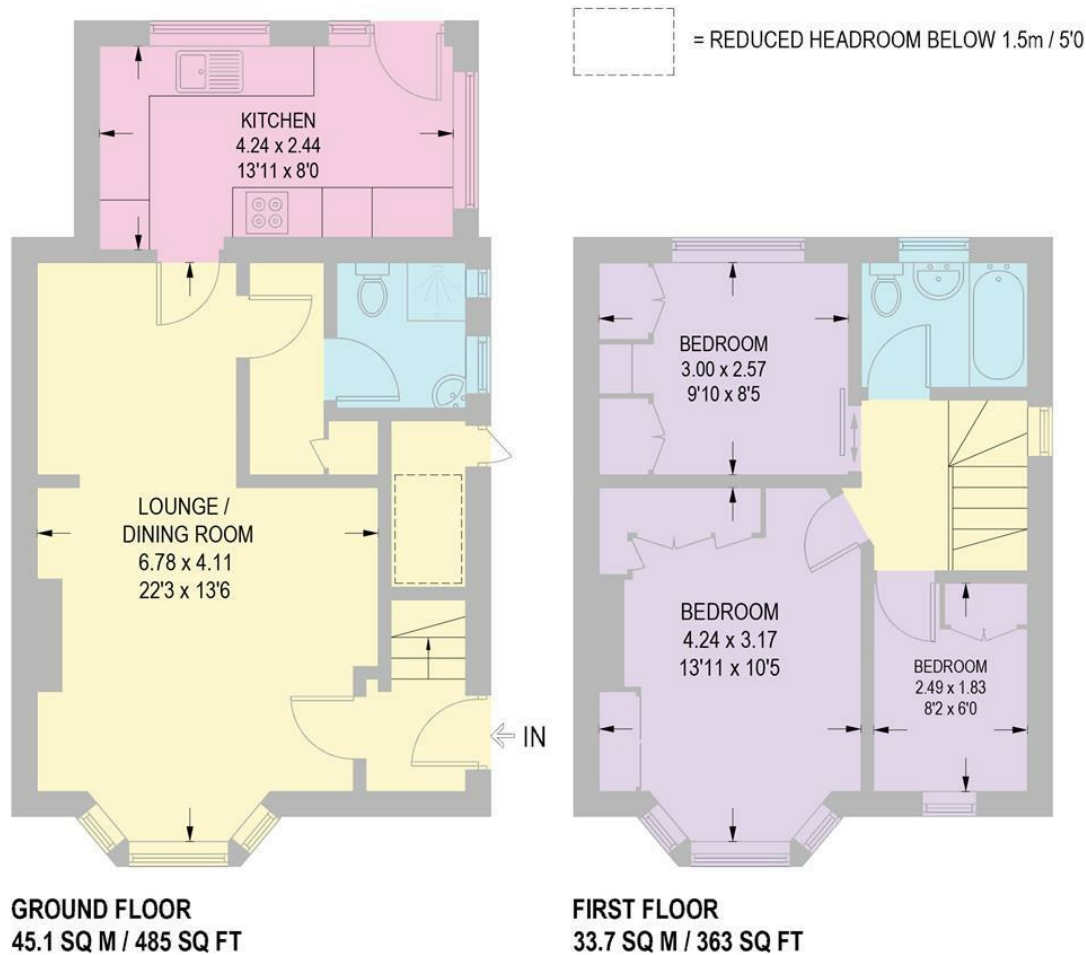


Illustration for identification purposes only,  
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. \*A Life Assurance policy may be requested.\* \*Written Quotations of credit terms available on request.\*

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