



57 Bramley Avenue, Sheffield, S13 8TT

Saxton Mee

57 Bramley Avenue

Price Guide

£270,000

GUIDE PRICE £270,000 - £280,000

Enviably located within this highly sought after development is this exceptionally well presented three bedroomed 1930's bay windowed semi-detached house which has been considerably refurbished creating an impressive family home.

Occupying a favoured cul-de-sac position, the property stands within easy reach of a comprehensive range of amenities and offers gas fired central heating, double glazing and briefly comprises: entrance hall, bay windowed front sitting room with feature fireplace, impressive open plan dining kitchen having been recently fitted with a range of new units and integrated appliances, twin doors open through to the excellent garden room which has the advantage of a solid/fixed roof. First floor landing with two double bedrooms (one with a period feature fireplace and front facing bay window and the other with built in wardrobes), third single bedroom and excellent family shower room with contemporary style suite.

Block paved drive leads in providing off road parking and access to the good size single brick built garage which has been partially sub divided. Attractive private rear garden being tiered with patio entertaining terrace, decking and lawn.



- Outstanding 1930's semi detached family home
- Sought after residential location
- Favoured cul-de-sac position
- Stylish new kitchen and shower room
- Block paved drive and excellent detached garage
- Gas central heating via a combination boiler and uPVC double glazing
- Good size garden room
- Private established tiered rear garden
- Viewing recommended
- EPC: C Council Tax Band: C Tenure: Freehold

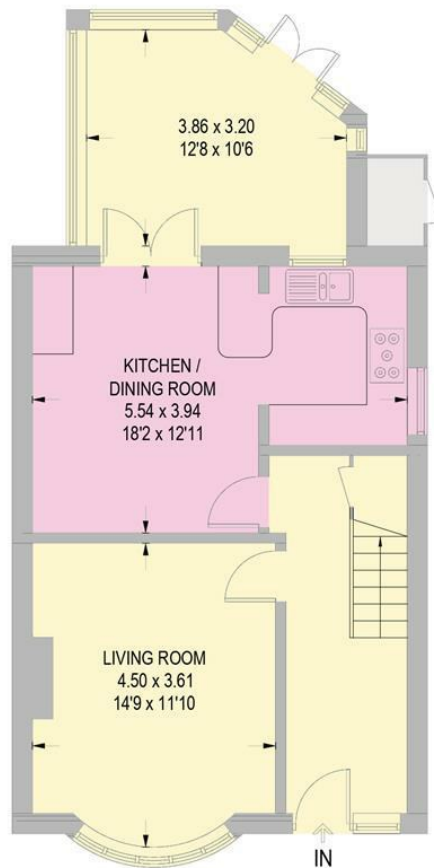


57 BRAMLEY AVENUE

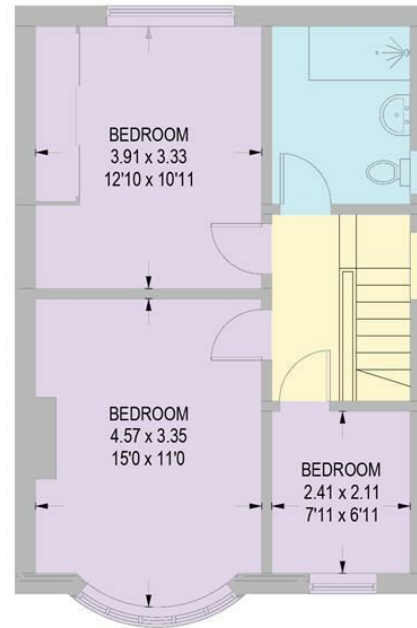
APPROXIMATE GROSS INTERNAL AREA = 104.1 SQ M / 1120 SQ FT

GARAGE = 15.1 SQ M / 162 SQ FT

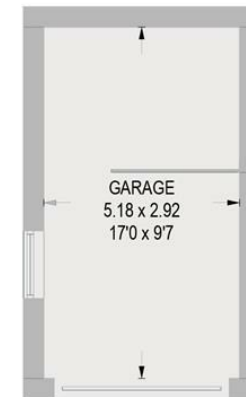
TOTAL = 119.2 SQ M / 1282 SQ FT



GROUND FLOOR
58.3 SQ M / 627 SQ FT



FIRST FLOOR
45.8 SQ M / 493 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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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