



12 Annesley Road, Sheffield, S8 7SB

Saxton Mee



# 12 Annesley Road

Price Guide

## £240,000

Guide price £240,000 - £250,000

This very nicely presented three bedroomed semi detached house is most conveniently situated within this popular and established residential area, standing within easy reach of a comprehensive range of local amenities including schooling, supermarkets, sports clubs and nearby Millhouses and Graves Park.

The property benefits from being refurbished during recent years to include replacement uPVC double glazed windows and external doors, facias and guttering and offers gas fired central heating. The property briefly comprises: entrance lobby, good size living room, excellent dining kitchen within is house the Ideal Logic boiler. Superb ground floor bathroom which was refurbished during recent years. First floor landing off which opens large master bedroom, two further good size bedrooms (one with built in wardrobes).

Outside: block paved drive, good size mainly lawned private garden with patio and useful shed. New fencing to one side.

- Nicely presented semi detached house
- Three good size bedrooms
- Large private garden
- Off road parking
- Popular and established residential area
- Nearby amenities
- New windows and doors
- Viewing recommended
- EPC: D
- Council Tax Band: A Tenure:









## 12 ANNESLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 77.6 SQ M / 835 SQ FT

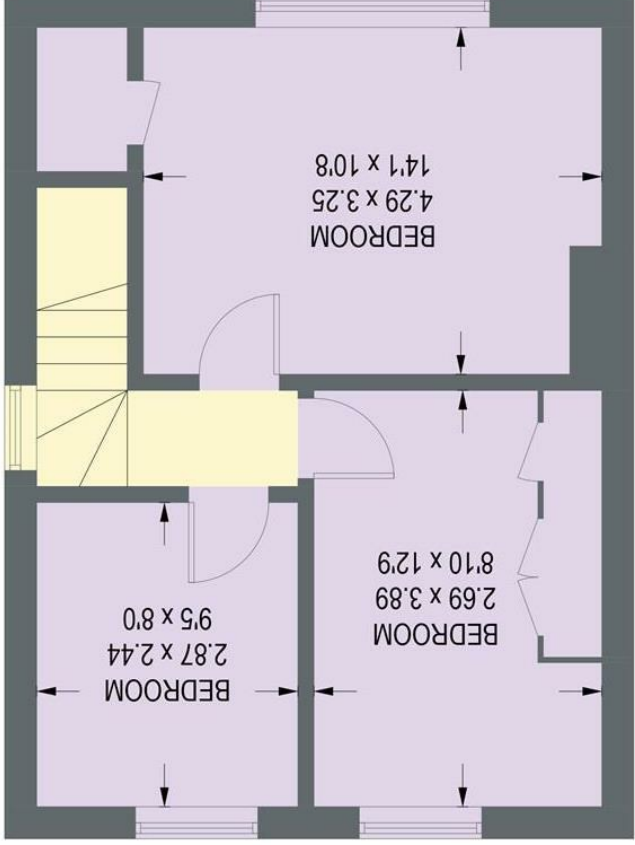
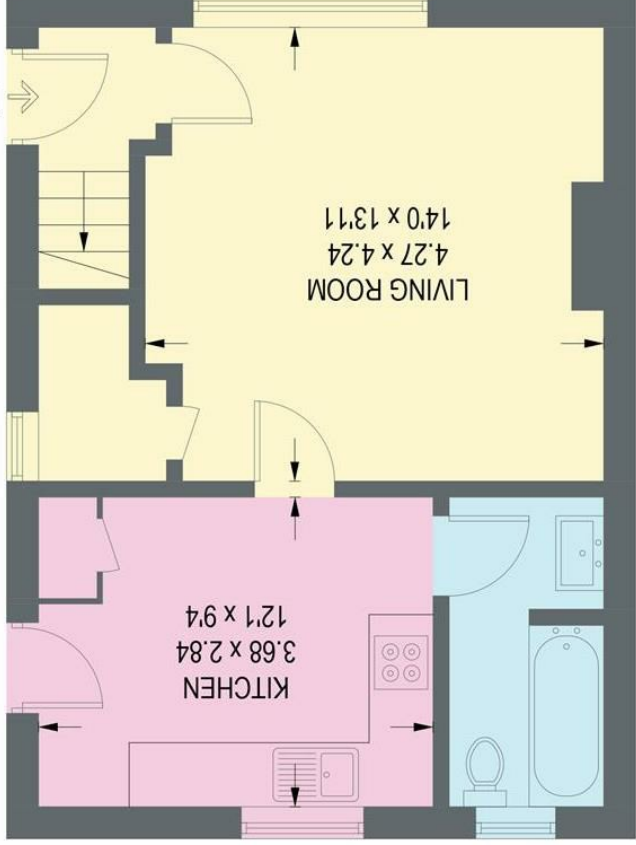


Illustration for identification purposes only.  
measurements are approximate, not to scale.

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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