



40 Quarry Vale Road, Sheffield, S12 3ED

Saxton Mee

40 Quarry Vale Road

£185,000

A great opportunity for a first time buyer to acquire a sensibly priced and affordable three bedroomed semi detached house which is favourably located on this popular and established road which stands close to an excellent range of local amenities and afford excellent access to the Supertram network and city centre.

Offered for sale with no upward chain the accommodation is complemented by a long rear garden which takes full advantage of the favoured westerly aspect. Having gas central heating and uPVC double glazing the accommodation comprises of a hall, living/dining room with bay window and French doors leading onto the garden and feature Victoriana style fireplace, new kitchen which has been fitted within the last couple of years, first floor landing off which opens two double bedrooms, small single bedroom and an excellent wet room.

Attractive gardens to the front and rear, driveway and garage. Large paved patio area and long mainly lawned garden complete with aluminium framed greenhouse.



- Sensibly priced three bedroomed semi detached house
- Popular and established road
- Convenient for a good range of local amenities including Supertram
- Never offered to the market before as owned from new by the same vendor
- No chain, Vacant possession
- New kitchen and wet room in recent years
- Long rear garden with lawn, drive and garage
- Gas central heating and uPVC double glazing
- EPC
- Tenure: Leasehold Council Tax Band: B



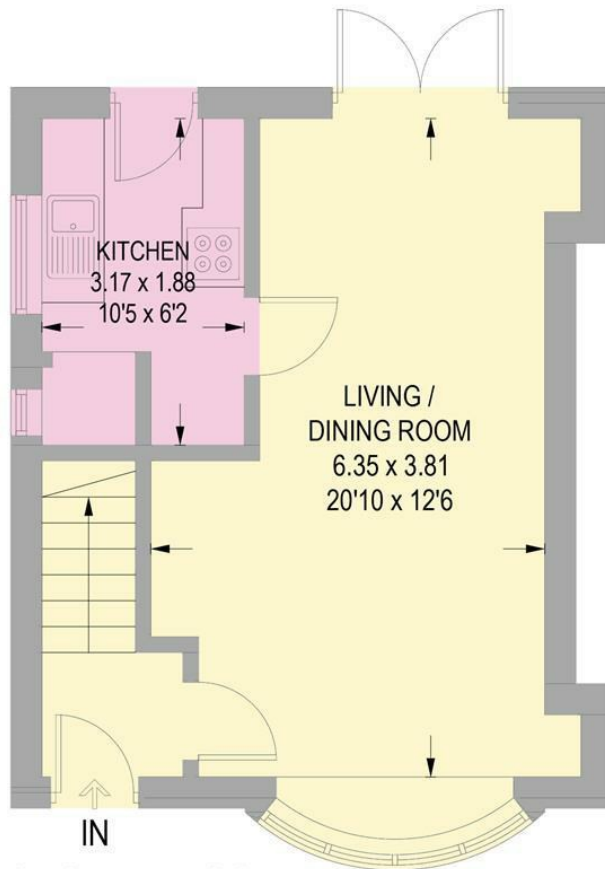


40 QUARRY VALE ROAD

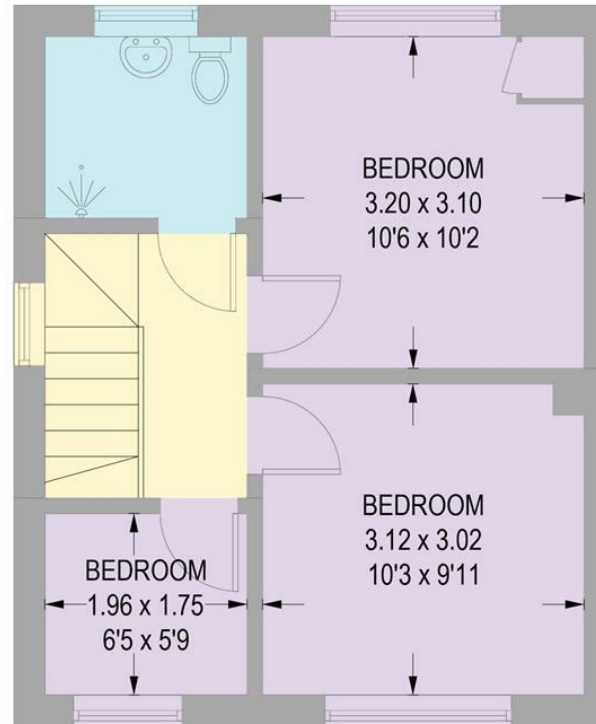
APPROXIMATE GROSS INTERNAL AREA = 64.8 SQ M / 697 SQ FT

GARAGE = 11.6 SQ M / 125 SQ FT

TOTAL = 76.4 SQ M / 822 SQ FT

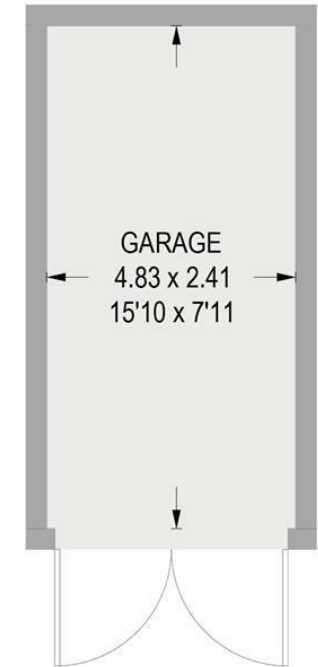


GROUND FLOOR
31.8 SQ M / 342 SQ FT



FIRST FLOOR
33.0 SQ M / 355 SQ FT

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



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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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