

# Saxton Mee

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Middleton Lane Grenoside Sheffield S35 8PU  
Offers In The Region Of £165,000





## Middleton Lane

Sheffield S35 8PU

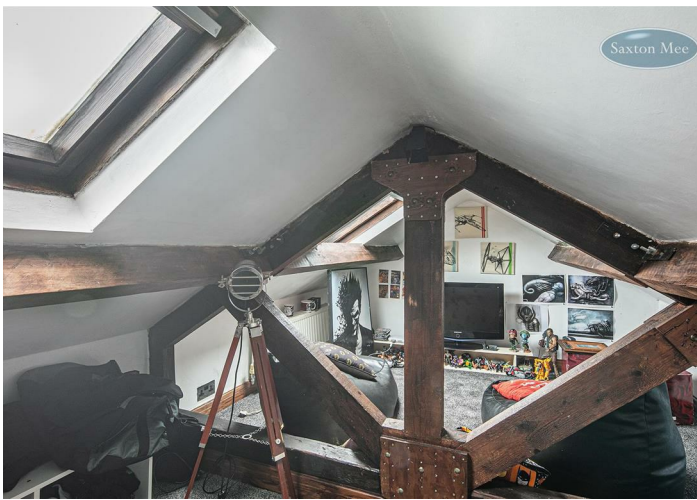
Offers In The Region Of £165,000

**\*\* FREEHOLD \*\* SOUTH WEST FACING REAR GARDEN \*\*** unique opportunity has arisen to acquire this charming, one bedroom stone built cottage which has the added advantage of a useable attic and a vaulted cellar and benefits from uPVC double glazing and gas central heating. Situated in the heart of Grenoside the property hosts original features including stone work, stone windowsills and beams and enjoys a garden to the rear. In brief, the living accommodation comprises: uPVC door which opens into the open plan lounge and kitchen. The focal point of the room is the stone chimney breast with a cast iron multi-fuel stove. A trap door provides access to the vaulted cellar which is currently used as a gym. The kitchen has a range of wall and base units with a complementary work surface which incorporates the pot sink and the four ring hob with extractor above. Integrated electric oven along-with housing and plumbing for a washing machine and fridge freezer. Under stair cupboard. A staircase rises to the first floor landing with access into the good size master bedroom with two windows enjoying the views. The bathroom comes with a three pieces suite including bath with overhead shower, WC and wash basin. A further staircase rises to the useable attic with exposed beams and two Velux windows.

- VIEWING RECOMMENDED
- CHARMING, ONE BEDROOM COTTAGE
- OCCASIONAL ATTIC ROOM
- VAULTED CELLAR
- VILLAGE LOCATION
- CLOSE TO COUNTRYSIDE
- MOTORWAY LINKS
- AMENITIES CLOSE-BY







## OUTSIDE

The garden to the rear has a patio, slate chipped path with planted borders. Garden shed.

## LOCATION

The location of this property is highly desirable, with excellent public transport links nearby. Families will appreciate the proximity to nearby schools, providing easy access for children's education. Local amenities are within walking distance. For those who enjoy spending time outdoors, there are green spaces and nearby parks where you can enjoy leisurely walks and picnics.

## MATERIAL INFORMATION

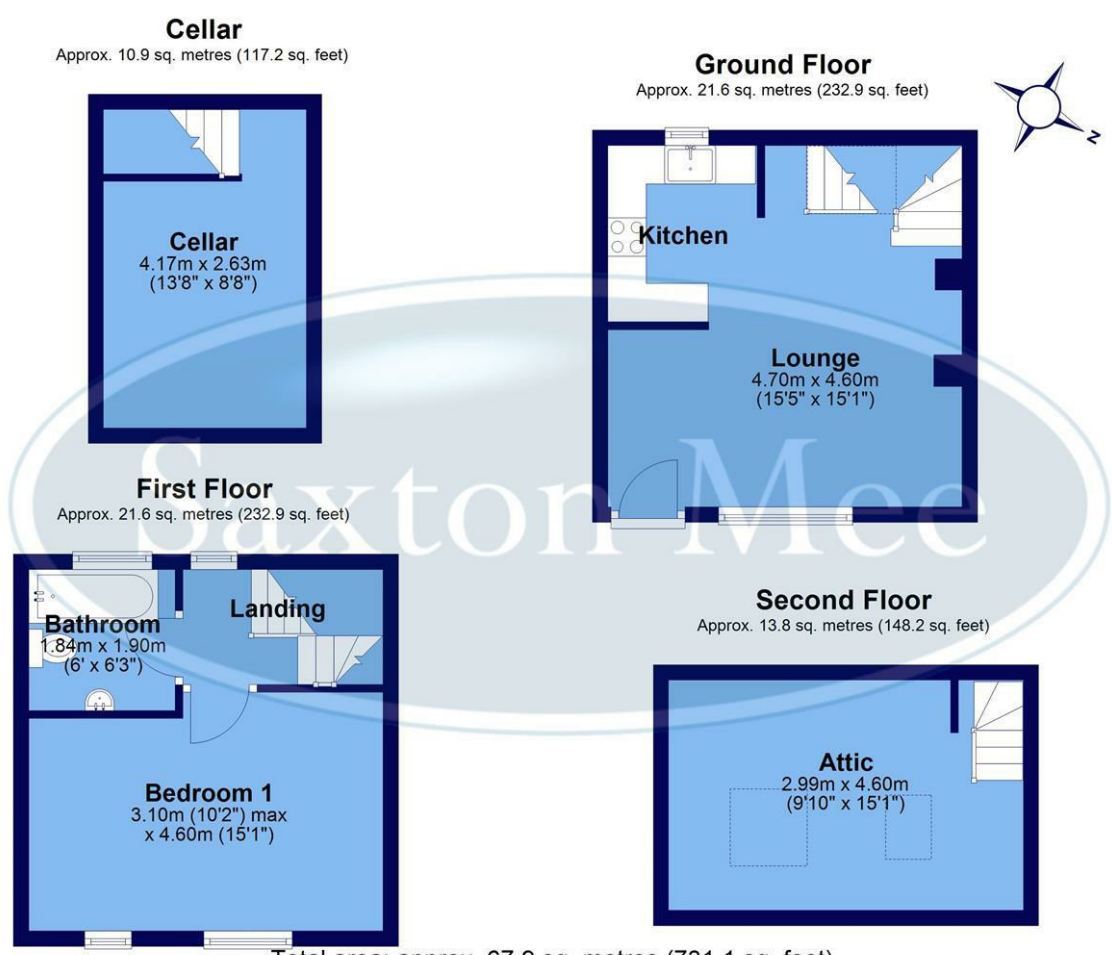
The property is Freehold and currently Council Tax Band A.

## 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.





Total area: approx. 67.9 sq. metres (731.1 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	56		