

Saxton Mee

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Main Street Grenoside Sheffield S35 8PQ
Guide Price £240,000



Main Street

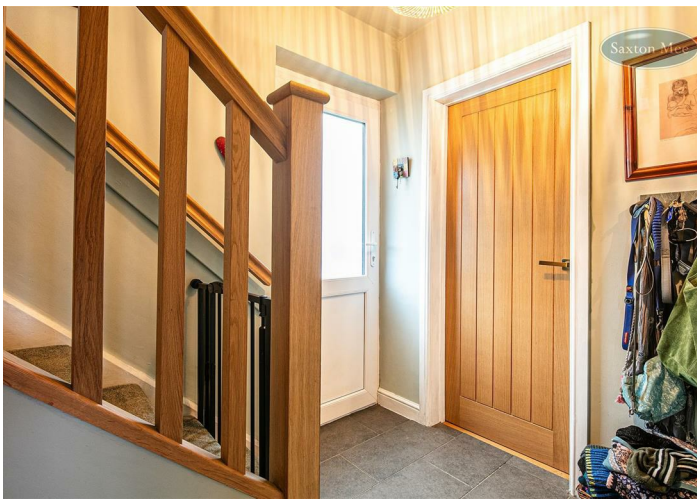
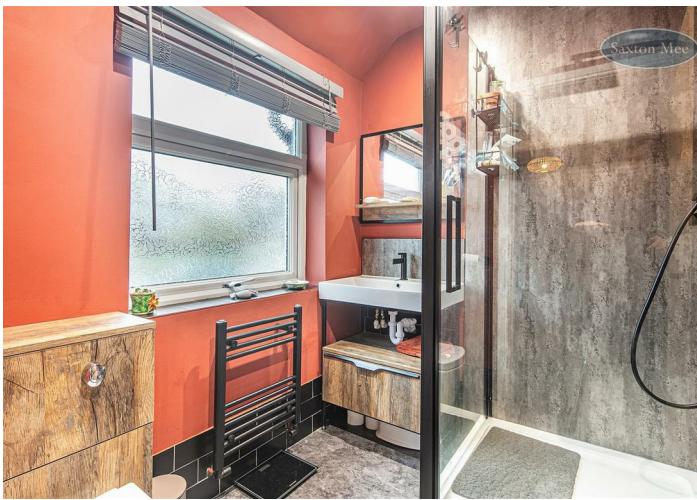
Sheffield S35 8PQ

Guide Price £240,000

GUIDE PRICE £240,000-£250,000 ** FREEHOLD ** Situated in the popular residential area of Grenoside is this two double bedroom, semi detached property which enjoys gardens to both the front and rear and benefits from uPVC double glazing and gas central heating. The property has been modernised by the current owners and includes but not limited to a new kitchen and bathroom, new flooring and internal oak doors. In brief, the well presented living accommodation comprises: front composite door which opens into the porch with a uPVC door opening into the entrance hall which has a large under stair storage cupboard. Access into the lounge and kitchen. The well proportioned lounge has both front and rear windows, the front benefiting from bespoke shutters. Attractive flooring throughout, while the focal point of the room is the feature fireplace. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include washing machine, tumble dryer, dishwasher, fridge freezer and electric oven. Side composite entrance door. From the entrance hall, a staircase with attractive oak balustrade rises to the first floor landing with access to the useful loft space, the two double bedrooms and the shower room. The spacious landing has ample space for a home office. Both bedrooms enjoy the attractive views. The newly fitted shower room includes a WC and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED THROUGHOUT
- NEW KITCHEN & BATHROOM
- GOOD SIZE REAR GARDEN
- TWO DOUBLE BEDROOMS
- AMENITIES CLOSE-BY
- MOTORWAY LINKS
- POPULAR LOCATION





OUTSIDE

A low wall encloses a front lawn. Steps and path lead to the front entrance door. The fully enclosed rear garden has a lawn, patio and garden shed.

LOCATION

Located in this popular village with excellent catchment for schools. Regular public transport. Excellent pubs with restaurants. Beautiful country walks. Easy access to motorway.

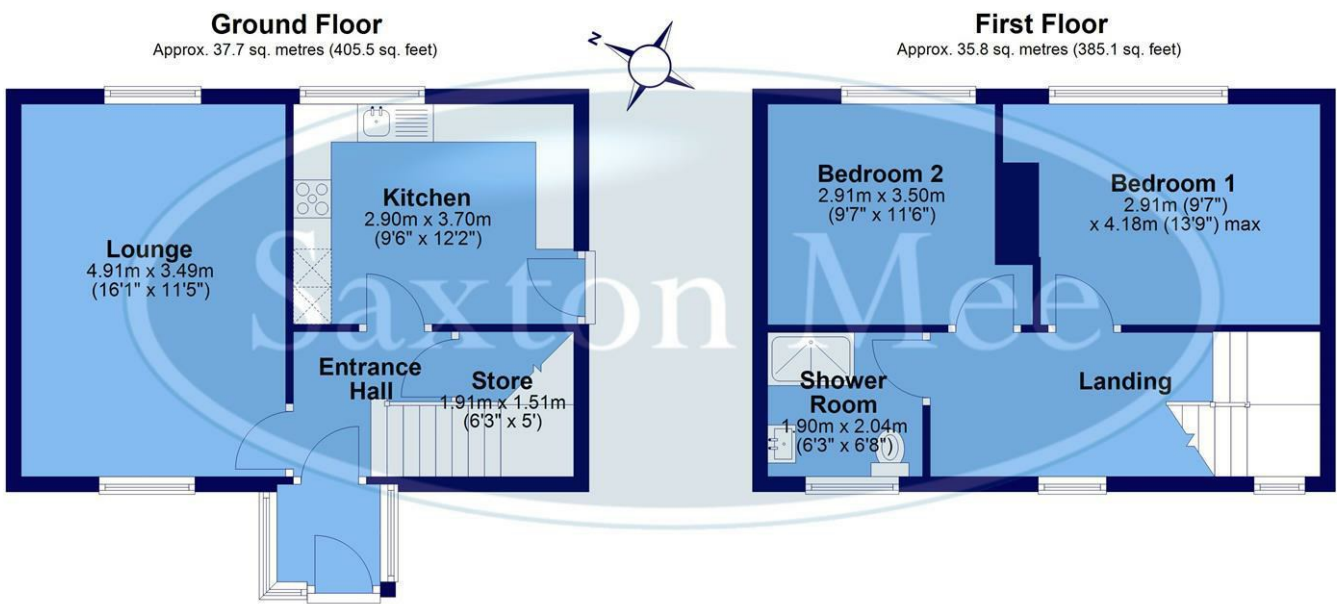
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

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. 73.4 sq. metres (790.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-91) A		(81-91) A	
(81-67) B		(61-80) B	
(69-60) C		(55-60) C	
(55-48) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
85	57		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC