

Dowland Avenue High Green Sheffield S35 4LA
Guide Price £170,000

Dowland Avenue

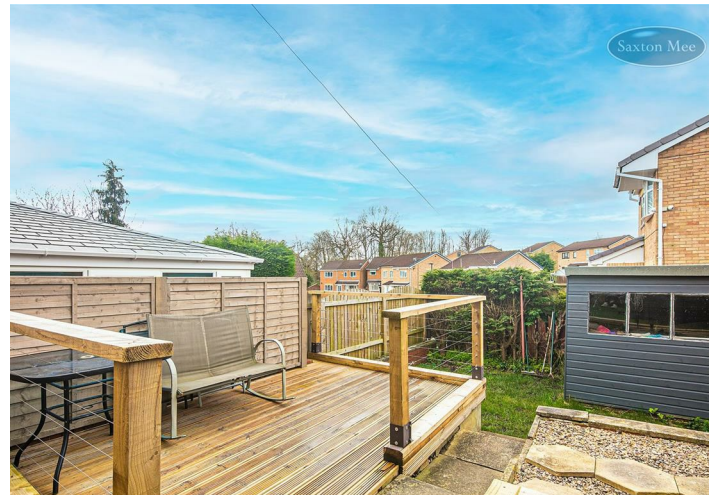
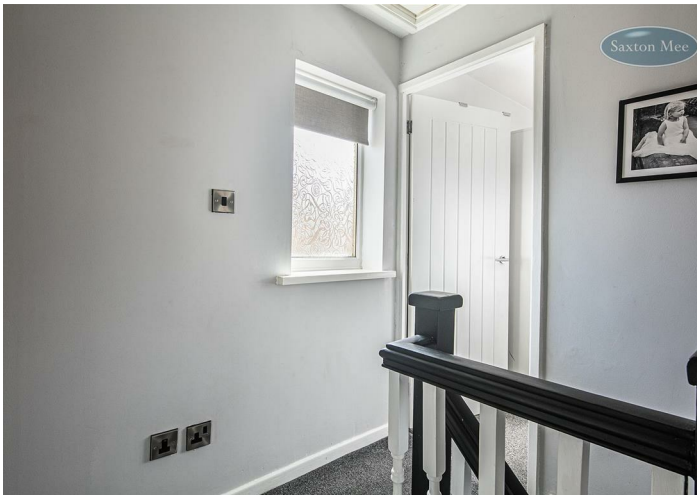
Sheffield S35 4LA

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GUIDE PRICE £170,000-£175,000 ** FREEHOLD ** SOUTH-WEST FACING REAR GARDEN ** Situated on this popular residential estate is this two bedroom semi detached property which enjoys a landscaped rear garden and benefits from off-road parking, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises uPVC entrance door which opens into a side porch/utility. A further uPVC door then opens into an inner lobby with access into the kitchen and lounge. The lounge has a large front window allowing lots of natural light. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated electric oven along-with housing and plumbing for a washing machine, space for a fridge freezer and the gas boiler. Breakfast bar with seating. From the lounge, a staircase rises to the first floor landing with access into the loft space, the two bedrooms and the bathroom. The master is rear facing and benefits from a fitted storage cupboard. Bedroom two is front facing with attractive laminate flooring and a fitted storage cupboard. The bathroom comes with a new modern and contemporary three piece suite including bath with overhead shower and bi-fold shower screen, chrome towel radiator, WC and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- SOUTH-WEST FACING REAR GARDEN
- TWO BEDROOMS
- NEW THREE PIECE BATHROOM
- MOTORWAYS LINKS
- POPULAR RESIDENTIAL ESTATE
- GOOD LOCAL SCHOOLS





OUTSIDE

To the front is a lawn with a driveway to the side providing off-road parking. Access down the side of the property leads to the fully enclosed, south-west facing rear garden with a lovely, wooden decked seating area, artificial lawn and a garden shed.

LOCATION

Located on this popular estate in High Green, the M1 is just a few minutes drive away as well as Westwood Country park and reservoir being within walking distance.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

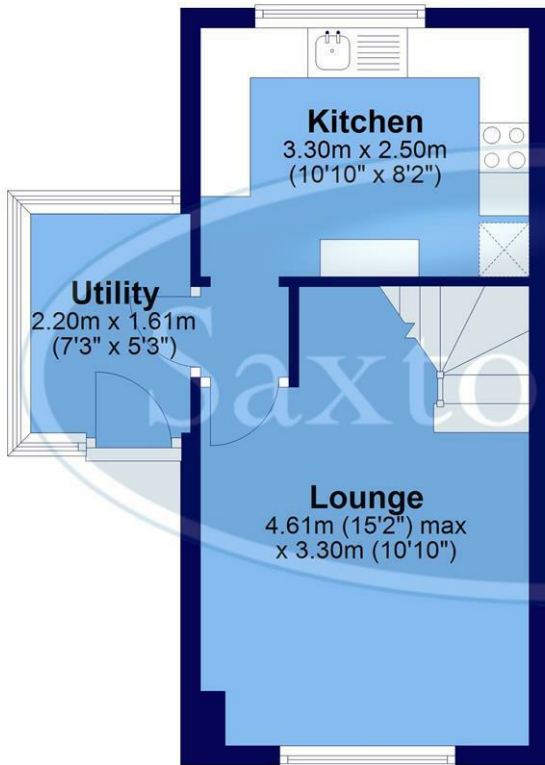
VALUER

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.

Ground Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.0 sq. feet)



Total area: approx. 50.0 sq. metres (538.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		72	88
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	89
EU Directive 2002/91/EC			