

# Saxton Mee

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Edge Close Sheffield S6 1ER  
Guide Price £200,000





## Edge Close

Sheffield S6 1ER

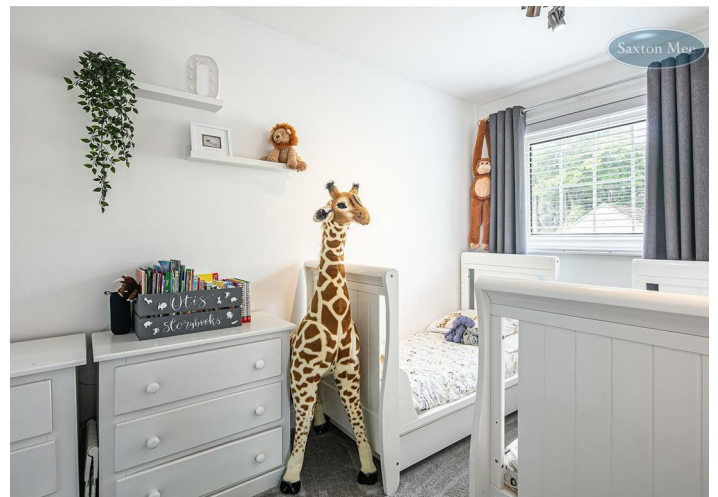
Guide Price £200,000

GUIDE PRICE £200,000-£210,000 \*\* FREEHOLD \*\* Welcome to this effectively extended, two good size bedroom semi-detached property located on this quiet cul-de-sac position. The property enjoys a landscaped rear garden and benefits from a driveway, garage, uPVC double glazing and gas central heating. Tastefully decorated throughout the well presented living accommodation briefly comprises front uPVC door which opens into the extended porch with space for coats and shoes. A further door then opens into an inner lobby with a storage cupboard. Access into the lounge with a front window allowing natural light, while the focal point is the gas fire set in a feature fireplace. A door then opens into the extended kitchen/diner which has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include fridge, freezer, dishwasher and double electric oven. There is attractive flooring throughout along with two Velux windows and three Aluminium bi-fold doors which open onto the rear patio. Access into the integral garage which has plumbing for a washing machine, space for a tumble dryer and which houses the gas boiler. There is storage in the roof space and access onto the rear garden. From the lounge, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The master to the rear benefits from a storage cupboard and fitted wardrobes. Bedroom two is a good size and is front facing. The bathroom has access into the loft space and comes with a modern three piece suite including bath with overhead shower, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- TWO BEDROOM SEMI DETACHED PROPERTY
- EXTENDED KITCHEN/DINER
- DRIVEWAY & INTEGRAL GARAGE
- LANDSCAPED REAR GARDEN
- LOCAL AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO HILLSBOROUGH & SHEFFIELD CITY CENTRE
- MOTORWAY LINKS







**OUTSIDE**

To the front is a garden with a driveway to the side which leads to the integral garage. The fully enclosed rear garden has a patio and an artificial lawn.

**LOCATION**

Edge Close is a stones throw from open countryside, yet well-placed for local shops and amenities in Hillsborough, local school and recreational facilities. Easily accessible to the city centre, motorway network, Meadowhall and the hospitals.

**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. 85.7 sq. metres (922.7 sq. feet)

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

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**Hillsborough**  
**Stocksbridge**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	84

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