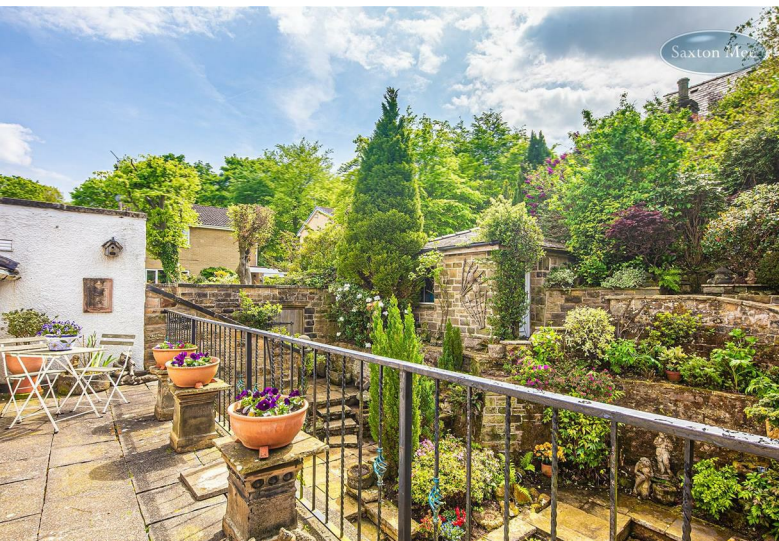


# Saxton Mee



Green Lane Wharnccliffe Side Sheffield S35 0BL  
Offers In The Region Of £460,000



## Green Lane

Sheffield S35 0BL

Offers In The Region Of £460,000

**\*\*NO ONWARD CHAIN\*\* SOUTH FACING REAR GARDEN \*\* FREEHOLD \*\* DOUBLE GARAGE \*\*** This three double bedroom, stone built detached property situated on Green Lane in this quiet and desirable residential area of Wharnccliffe Side is on the market for the first time in over 60 years. The property enjoys a lovely south facing rear garden and benefits from uPVC double glazing and gas central heating (newly installed 2021). The property has been lovingly maintained with full roof replaced 2021 and refurbished throughout 2023. There is great opportunity for further development. In brief the property boasts three spacious reception rooms, comprises front door and porch which leads into a large utility space with fitted cupboards, (ideal for dog owners or a children's play area). Access into an inner lobby with an under stair storage cupboard. A door then opens into the breakfast room with a large front window allowing natural light and views over the well established garden. There is access directly into the kitchen and into the lounge providing ample space for entertaining guests. The lounge has front window and uPVC French doors opening onto the stunning rear garden. There is also a centre piece feature stone fireplace. The kitchen has a range of wall, base and drawer units with a complementary granite work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a fridge, oven and microwave. There is a rear hall with storage, two entrance doors and a downstairs WC. From the inner lobby, a staircase rises to the first floor landing with access into the three large double bedrooms and the spacious bathroom. The superb master has a sliding door opening onto a large balcony. Both double bedrooms two and three have fitted wardrobes and window seats. The bathroom comes with a four piece suite including bath, shower enclosure, WC and wash basin. There is a storage cupboard which houses the recently installed gas boiler.

- VIEWING HIGHLY RECOMMENDED
- LOVELY STONE BUILT COTTAGE WITH CHARACTER IN A FANTASTIC LOCATION
- GREAT POTENTIAL TO FURTHER DEVELOP
- THREE LARGE DOUBLE BEDROOMS, THE MASTER WITH A BALCONY
- THREE RECEPTION ROOMS & A SEPARATE KITCHEN
- SOUTH FACING REAR GARDEN & DOUBLE GARAGE





**OUTSIDE**

To the front of the property is a garden with a variety of mature plants. At the rear is a secluded south facing garden with an abundance of plants and shrubs. There is a path here to access the door at the rear of the garage.

**LOCATION**

The villages of Wharnccliffe Side and Oughtibridge are close by with excellent local amenities including café, pubs, GP Doctors surgery, a Co-op and good local schools. Glen Howe Park is on the doorstep with a children's play area and acres of green open space. Fox Valley Shopping Centre is only a short car journey as too is Sheffield City Centre with its excellent amenities, Universities and Hospitals. There are excellent motorway links and a train station only 25 minutes away. Bradfield and the Peak District are only a short drive away but there are stunning county walks on the doorstep including Glen Howe Park, Morehall and Ewden Dams.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band E.

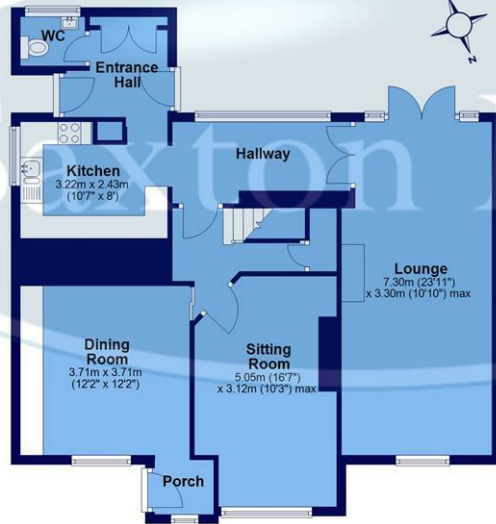
**VALUER**

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.

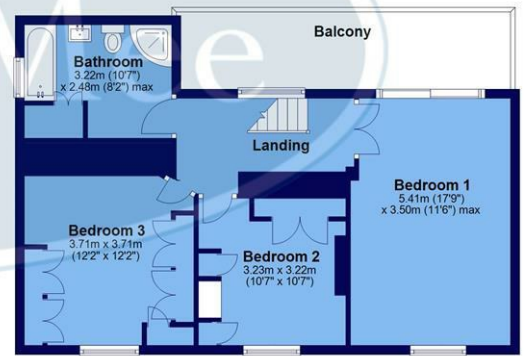
## Ground Floor

Main area: approx. 86.2 sq. metres (927.6 sq. feet)  
 Plus garages: approx. 29.9 sq. metres (322.0 sq. feet)



## First Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



Main area: Approx. 148.9 sq. metres (1602.5 sq. feet)  
 Plus garages: approx. 29.9 sq. metres (322.0 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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