

Saxton Mee



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Main Road Wharnccliffe Side Sheffield S35 0DN
Guide Price £310,000

St Luke's
Sheffield's Hospice

Main Road

Sheffield S35 0DN

Guide Price £310,000

GUIDE PRICE £310,000- £315,000 ** FREEHOLD ** TWO OFF-ROAD PARKING SPACES ** Forming part of the prestigious Oughtibridge Valley, is this three bedroom mid townhouse which enjoys a fully enclosed landscaped rear garden and benefits from two off-road parking spaces, uPVC double glazing and gas central heating. This brand new estate is situated in a highly sought-after location surrounded by picturesque woodland with the amenities of Oughtibridge, Stocksbridge and Sheffield close-by. Tastefully decorated throughout, the well presented living accommodation briefly comprises front composite door which opens into the entrance hall with a front window allowing lots of natural light as well as an under stair cupboard. A door then opens into the inner lobby and the kitchen/diner. The kitchen has a modern range of wall, base and drawer units with a contrasting work top which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a fridge, freezer, dishwasher, washing machine and electric oven. There is a housed gas boiler and uPVC French doors which allow natural light and open onto the rear garden. From the inner lobby, a staircase with oak handrail rises to the first floor landing with a storage cupboard. There is access into three bedrooms and the bathroom. The master bedroom has two windows making this a bright and airy space and has bespoke fitted wardrobes and the added advantage of an en suite with a double shower enclosure, WC and wash basin. Bedroom two is double in size and is to the front of the property. Bedroom three is a good size single. The principal bathroom comes with a white three piece suite including bath, WC and wash basin.

- EXTREMELY WELL PRESENTED, THREE BEDROOM TOWNHOUSE
- MASTER WITH EN SUITE SHOWER ROOM & A THREE PIECE SUITE BATHROOM
- TWO OFF-ROAD PARKING SPACES
- FULLY ENCLOSED LANDSCAPED REAR GARDEN
- 8 YEARS LEFT ON THE NEW BUILD GUARANTEE
- SITUATED ON OUGHTIBRIDGE VALLEY
- EASY ACCESS TO SHEFFIELD, STOCKSBRIDGE & MOTORWAY LINKS
- REGULAR PUBLIC TRANSPORT, AMENITIES & SCHOOLS





OUTSIDE

Two allocated parking spaces. A low stone wall encloses a front lawn garden with a gate and path leading to the entrance door. To the rear is a fully enclosed garden with no third party access and includes a patio and a lawn.

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 Council Tax Band C.

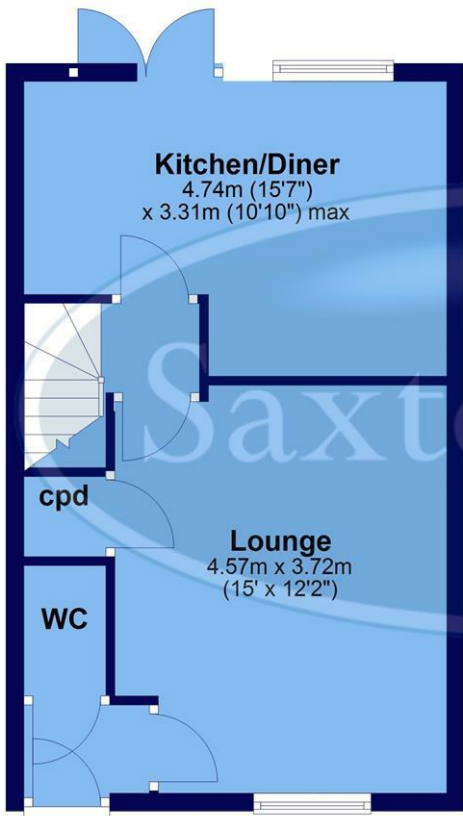
VALUER

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.

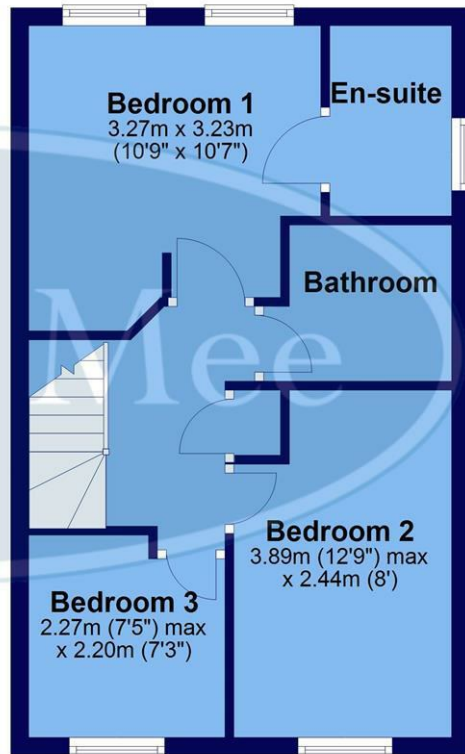
Ground Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 75.7 sq. metres (814.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		97
	(81-91) B		85
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		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		EU Directive 2002/91/EC	