

Saxton Mee

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Moonshine Lane Sheffield S5 8RF
Guide Price £200,000

St Luke's
Sheffield's Hospice

Moonshine Lane

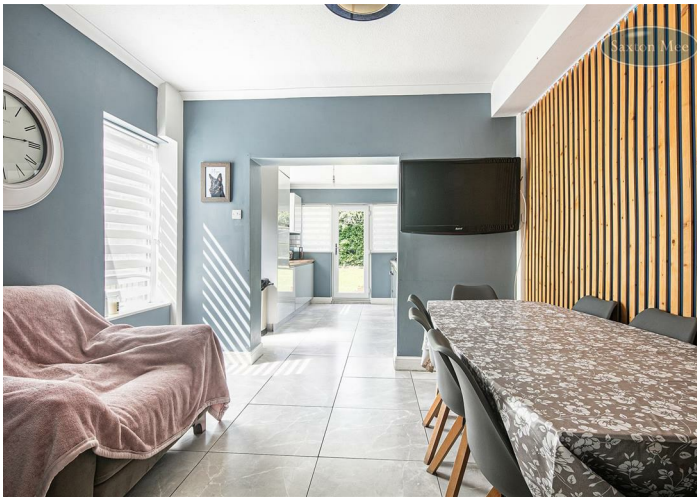
Sheffield S5 8RF

Guide Price £200,000

GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** Situated on this admirable plot is this effectively extended, three double bedroom semi detached property which enjoys a fabulous rear garden and benefits from a driveway providing off-road parking for up to three cars, a driveway, uPVC double glazing and gas central heating. Conveniently located near to local schools, hospitals, shops, parks and with transport links to Meadowhall Shopping Centre and Sheffield City Centre. Tastefully decorated throughout, the living accommodation briefly comprises, front composite door which opens into the extended porch with a further uPVC door opening into the lounge and the extended kitchen and dining room. The lounge has a bay window to the front and a rear window allowing lots of natural light, while the focal point is the fireplace. The dining room has a tiled floor which flows into the kitchen. The kitchen has a modern and contemporary range of wall, base and drawer units with contrasting worktops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge, freezer and washing machine. There are both side and rear uPVC entrance doors and the housed gas boiler. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three double bedrooms and the bathroom. The master overlooks the rear and has space for furniture. Bedroom two has a bay window. Bedroom three again enjoys the views over the rear garden. The bathroom comes with a modern three piece suite including bath with overhead shower, chrome towel radiator, WC and wash basin set in a combination unit.

- VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER
- ADMIRABLE PLOT WITH AMPLE OFF-ROAD PARKING & GARAGE
- FANTASTIC REAR GARDEN
- EXTENDED KITCHEN
- GOOD SIZE LOUNGE
- THREE DOUBLE BEDROOMS
- POPULAR AREA WITH EASY ACCESS TO MEADOWHALL & SHEFFIELD CITY CENTRE





OUTSIDE

To the front is driveway providing off-road parking for up to three cars. The garage has electric and lighting. Access down the side of the property to the fantastic, fully enclosed rear garden which is mostly laid to lawn and has a large patio and a large garden shed.

LOCATION

Located near local schools, hospitals, shops, parks and with transport links to Meadowhall Shopping Centre and Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

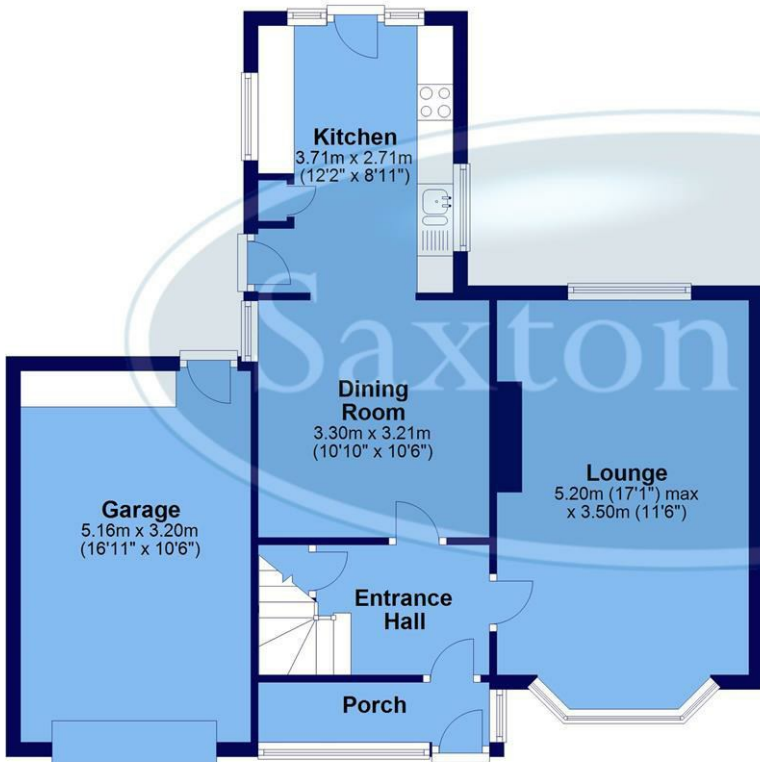
VALUER

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.

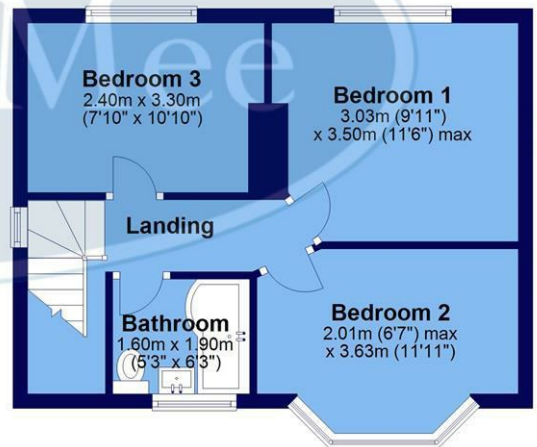
Ground Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 101.7 sq. metres (1094.9 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		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		68	83
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	