

Saxton Mee



Floodgate Drive Ecclesfield Sheffield S35 9WX
Guide Price £220,000



Floodgate Drive

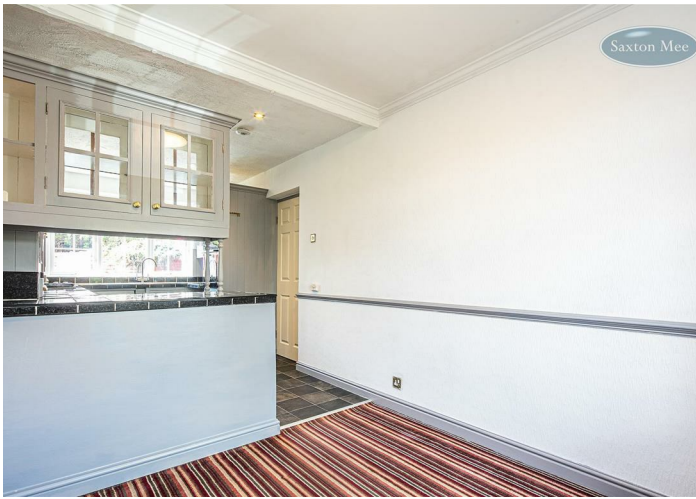
Sheffield S35 9WX

Guide Price £220,000

GUIDE PRICE £220,000-£230,000 ** SOUTH REAR FACING GARDEN ** NO CHAIN ** Situated on this lovely corner plot on this popular residential road is this deceptively spacious, three double bedroom semi detached property which enjoys a south facing rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. In brief, the living accommodation comprises, front uPVC door which opens into the entrance hall with a storage cupboard and access into the lounge and the kitchen/diner. The generously proportioned lounge has a large front window allowing lots of natural light, while the focal point is the gas fire. The open plan kitchen/diner has a 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 a double electric oven along with housing and plumbing for a washing machine and dishwasher. Off the kitchen is a useful area with potential to create a WC/utility area. From the entrance hall, a staircase rises to the first floor landing with access into the large boarded loft space which also houses the modern gas boiler. Access to the three double bedrooms and the bathroom. The master bedroom overlooks the rear garden and benefits from a walk-in wardrobe. Bedrooms two and three are to the front of the property. The bathroom comes with a four piece suite including shower cubicle, jacuzzi bath, WC and wash basin.

- EARLY VIEWING ADVISED
- NO CHAIN
- THREE DOUBLE BEDROOMS
- LOUNGE & KITCHEN/DINER
- SOUTH FACING REAR GARDEN
- DRIVEWAY & GARAGE
- AMENITIES, PUBLIC TRANSPORT LINKS & GOOD LOCAL SCHOOLS
- EASY ACCESS TO MOTORWAY NETWORKS





OUTSIDE

Situated on this lovely corner plot. A block paved driveway providing off-road parking for two cars. There is a front lawn with attractive planted border. Access down the side of the property leads to the south facing rear garden which is mostly laid to lawn and includes a block paved patio.

LOCATION

Ecclesfield is a popular suburb with numerous local shops/amenities close by. You have plenty of green spaces to explore including the Ecclesfield Park, and transport links are excellent with regular buses passing by and easy access to the motorway network. There are also a number of schools nearby, for all ages.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1962.
The property is currently Council Tax Band B.

VALUER

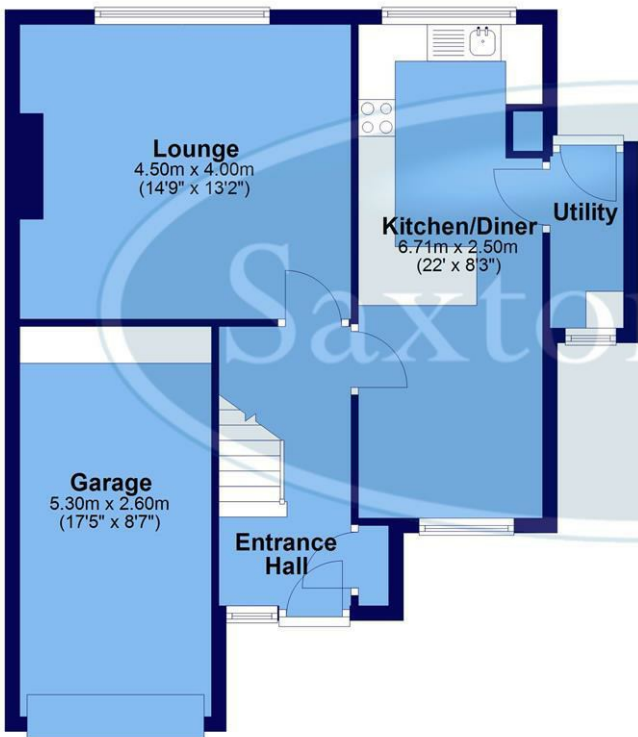
Greg Ashmore MNAEA

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. 60.1 sq. metres (647.0 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



Total area: approx. 107.7 sq. metres (1159.8 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	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-40)	C		
(39-34)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales			