

Saxton Mee



Nether Avenue Grenoside Sheffield S35 8PW
Guide Price £275,000



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GUIDE PRICE £275,000-£285,000 Undergoing a scheme of modernisation throughout is this three bedroom semi detached property which enjoys stunning rear views and a landscaped rear garden and benefits from off-road parking. Finished to a high standard improvements include a rewire, new kitchen and bathroom, replastered, decorated, new radiators and doors. Benefiting from uPVC double glazing and gas central heating, the well presented living accommodation briefly comprises, front uPVC door which opens into the extended entrance porch with a tiled floor. An oak door opens into the entrance hall with an under stair cupboard and oak flooring which flows into the lounge and kitchen. The lounge has an exposed brick chimney breast with stone lintel and hearth, fitted alcove shelving and a bay window which allows lots of natural light. The kitchen has a range of 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, dishwasher, washing machine and fridge freezer. There is a side entrance lobby and uPVC doors which open into the garden room. This bright and airy room takes in the fantastic rear views and has a fitted seat and uPVC French doors opening onto the garden. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, the three bedrooms and the bathroom. The bathroom comes with a modern three piece suite including bath with overhead shower, WC and wash basin.

- WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY
- FANTASTIC REAR VIEWS & A LANDSCAPED GARDEN
- MODERN KITCHEN/BREAKFAST ROOM
- LOUNGE & GARDEN/DINING ROOM
- AMENITIES & LOCAL SCHOOLS
- EXCELLENT COMMUTER LINKS





OUTSIDE

A low wall encloses a front garden. A driveway leads down the side of the property. The landscaped rear garden has a patio, lawn and a wooden decked terrace. Two electric points and a uPVC door opens to storage underneath the garden room which provides excellent storage and houses the gas boiler.

LOCATION

Numerous walks are on the doorstep including Birley Edge and Grenowoods, the Peak District National Park a short drive away. Numerous schools, parks, shops, Fox Valley Retail Park & supermarkets are within close proximity. Transport links are excellent, including access to many commuter routes & the motorway network.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1936. The property is Council Tax Band B.

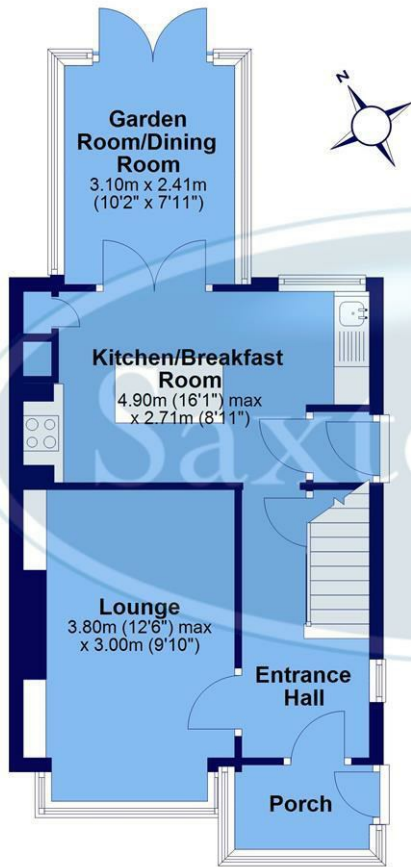
VALUER

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.

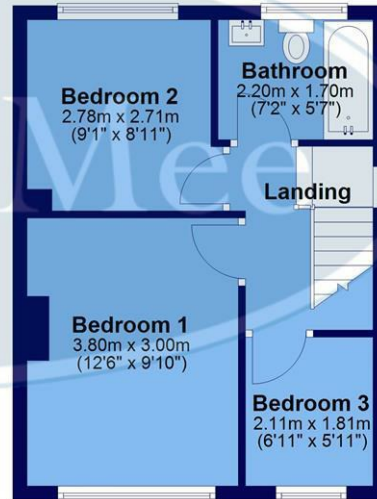
Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 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	(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		
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