

Saxton Mee



Orchard Close Sheffield S5 9GJ
Offers Around £235,000



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**** WEST FACING REAR GARDEN **** Situated in this popular residential suburb of Ecclesfield is this three bedroom semi detached property which enjoys a west facing rear garden and benefits from a driveway providing off-road parking, detached garage, uPVC double glazing and gas central heating. Tastefully decorated throughout, the well presented living accommodation briefly comprises, front door which opens into the entrance hall with an under stair storage cupboard and a downstairs WC. Access into the lounge with a large front window allowing lots of natural light, while the focal point is the modern fire. Double doors then open into the open plan kitchen/diner. The kitchen has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated double electric oven, breakfast bar and ample space for a dining table and chairs. uPVC French doors open onto the rear garden, a perfect extension for outside dining. There is attractive flooring and two modern upright radiators. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master is a good size double and has a large front facing window and ample space for furniture. Double bedroom two overlooks the rear and has fitted wardrobes. Bedroom three overlooks the rear garden. The bathroom comes with a modern three piece suite including bath with overhead shower, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- DRIVEWAY & GARAGE
- WEST FACING REAR GARDEN
- DOWNSTAIRS WC, LOUNGE & KITCHEN/DINER
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1





OUTSIDE

To the front is gravelled area. A driveway providing off-road parking leads to the detached garage. The west facing tiered rear garden includes a patio, lawn garden and a decked terrace.

LOCATION

The property is located in the popular residential suburb of Ecclesfield, with convenient access to a host of local amenities, shops and supermarkets, excellent transport and commuting links to the M1 Motorway Network and Meadowhall Shopping Centre, Ofsted GOOD & OUTSTANDING Rated Schools and is within walking distance to a number of Public Parks, Open Green Spaces and some fantastic Countryside and Woodland.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 25th March 1964. The property is currently Council Tax Band B.

VALUER

Chris Spooner

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.

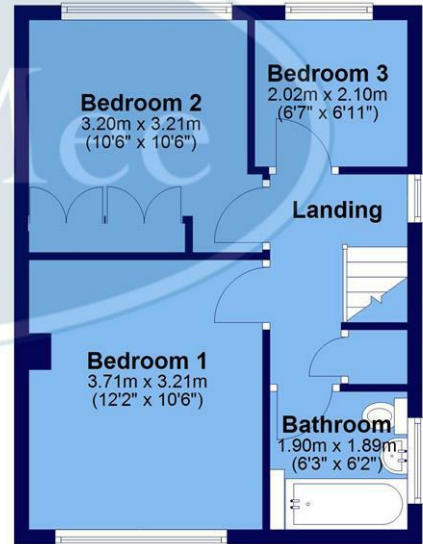
Ground Floor

Main area: approx. 35.3 sq. metres (380.0 sq. feet)
 Plus garages, approx. 10.6 sq. metres (113.8 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Main area: Approx. 71.8 sq. metres (772.4 sq. feet)
 Plus garages, approx. 10.6 sq. metres (113.8 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			
(92 plus) A			
(81-91) B			
(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	71	86

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		