

# Saxton Mee



The Common Ecclesfield Sheffield S35 9WN  
Guide Price £180,000



# The Common

Sheffield S35 9WN

**Guide Price £180,000**

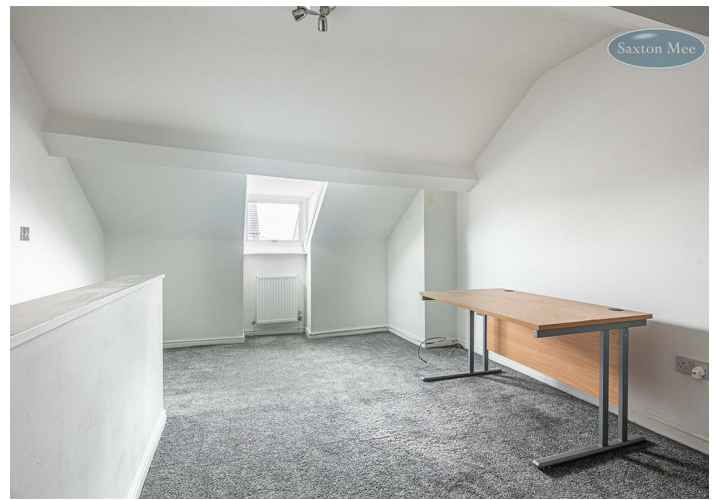
GUIDE PRICE £180,000-£190,000 \*\* FREEHOLD \*\* Situated in this popular residential area is this three bedroom, stone built terrace which has a south-west facing garden and benefits from uPVC double glazing and gas central heating. Ecclesfield is a popular suburb with numerous local shops/amenities close by, Ecclesfield Park just a two minute walk away, local schools, excellent transport links and easy access to the motorway network.

Neutrally decorated throughout, the well presented living accommodation briefly comprises, front uPVC entrance door which opens into the lounge with a front window and attractive flooring. A door opens into the inner lobby with access into the kitchen/diner. The kitchen has a range of wall, base and drawer units. A complementary worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge, freezer and washing machine. A unit houses the gas boiler and there is ample space for a dining table and chairs. There is a rear uPVC entrance door, storage area under the stairs and access to the cellar with three compartments offering useful storage space. From the inner lobby, a staircase rises to the first floor landing with a storage cupboard, access into two bedrooms and the bathroom. The master is a good size with a storage cupboard under the attic stairs. Bedroom two overlooks the rear and has freestanding wardrobes. The bathroom comes with a white three piece suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and attic bedroom three with a front dormer window and eaves storage.

- EARLY VIEWING ADVISED
- THREE BEDROOM TERRACE
- LOUNGE & KITCHEN/DINER
- CELLAR USEFUL FOR STORAGE
- THREE PIECE SUITE BATHROOM
- REAR GARDEN
- POPULAR RESIDENTIAL AREA WITH AMENITIES, TRANSPORT LINKS, SCHOOLS
- ECCLESFIELD PARK JUST A 2 MINUTE WALK AWAY







## OUTSIDE

To the front is a low stone wall, wrought iron railing and gate which encloses a gravelled area and sets the property back from the road. Shared access leads to the rear garden which has a patio and a brick built outbuilding.

## 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. Excellent transport links 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 Freehold and currently Council Tax Band A.

## 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.



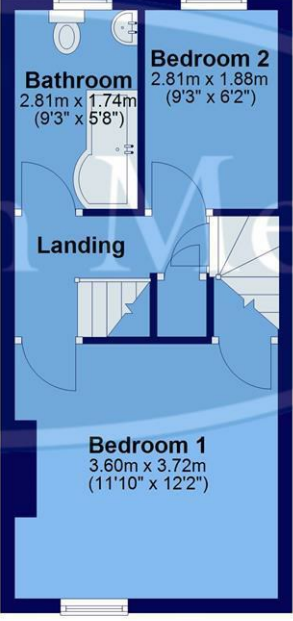
### Ground Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



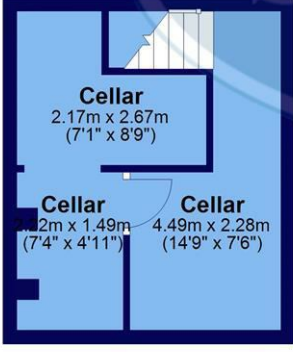
### Second Floor

Approx. 23.8 sq. metres (255.7 sq. feet)



### Cellar

Approx. 17.0 sq. metres (183.4 sq. feet)



Total area: approx. 102.5 sq. metres (1103.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(41-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		65	83