

Saxton Mee



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Crowder Road Sheffield S5 7PQ
Guide Price £170,000



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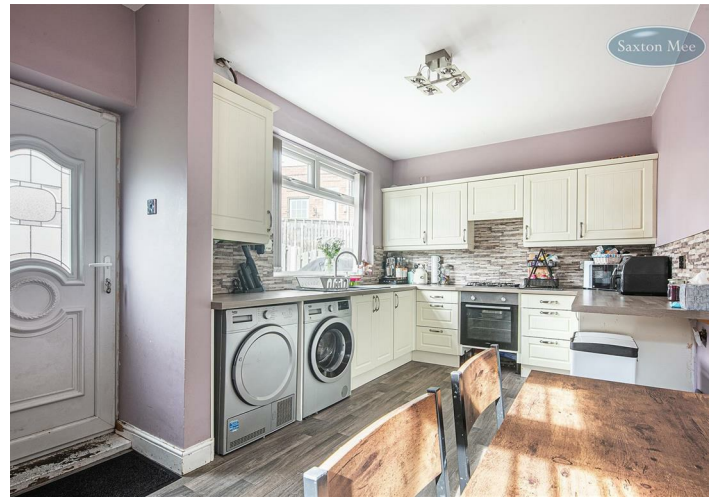
GUIDE PRICE £170,000-£180,000 ** FREEHOLD ** SOUTH WEST FACING REAR GARDEN ** Situated on this admirable plot on a tree-lined road is this three good sized bedroom semi detached property which enjoys a fantastic rear garden and benefits from a driveway providing off-road parking for three cars, uPVC double glazing and gas central heating. The property is situated within close proximity to Northern General Hospital, parks, schools, and key road access as well as within easy reach of the city centre and Hillsborough. Planning permission was granted in February 2022 (now lapsed) for the erection of a two-storey side extension and porch to front of dwellinghouse.

Tastefully decorated throughout, the living accommodation comprises, front uPVC door which opens into the entrance hall with access into the good size lounge with a large front window allowing lots of natural light. A door then opens into the open plan kitchen/diner. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include electric oven along with housing and plumbing for a washing machine, tumble dryer and the gas boiler. There is an under stair storage cupboard, rear uPVC entrance door and ample space for a dining table and chairs.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into an occasional loft room which is plastered and carpeted. There are three good size bedrooms and a bathroom. The bathroom has a chrome towel radiator, LED mirror and a modern and contemporary three piece suite including bath with overhead shower, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON THIS GOOD SIZED PLOT
- FANTASTIC REAR GARDEN & OFF-ROAD PARKING FOR THREE CARS
- LOUNGE & A KITCHEN/DINER
- MODERN THREE PIECE SUITE BATHROOM
- EASY ACCESS TO NORTHERN GENERAL HOSPITAL, SHEFFIELD CITY CENTRE & HILLSBOROUGH
- SITUATED TO PARKS, SCHOOLS & KEY ROAD ACCESS





OUTSIDE

To the front is off-road parking for three cars. The fully enclosed rear garden has a large decked terrace and an artificial lawn. There is an outbuilding/bar/storeroom.

LOCATION

Situated within close proximity to Northern General Hospital, parks, schools, and key road access as well as within easy reach of the city centre and Hillsborough, providing access to a wide range of amenities, shopping, dining, and entertainment options.

MATERIAL INFORMATION

The property is Freehold and is currently Council Tax Band A.

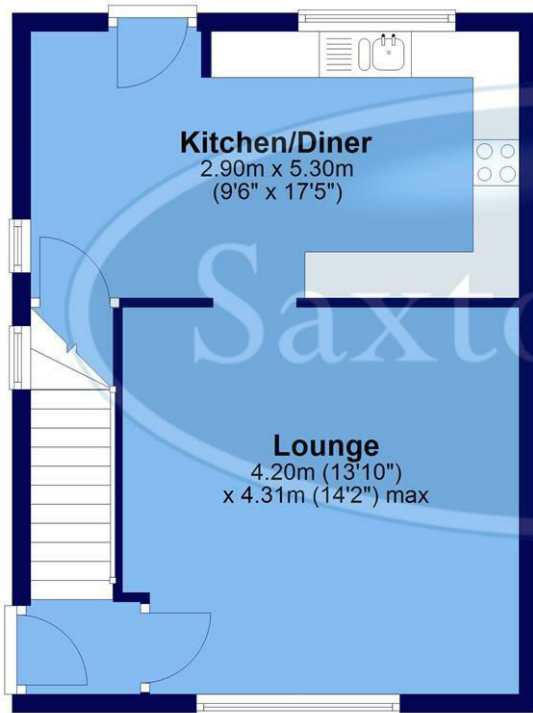
VALUER

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.

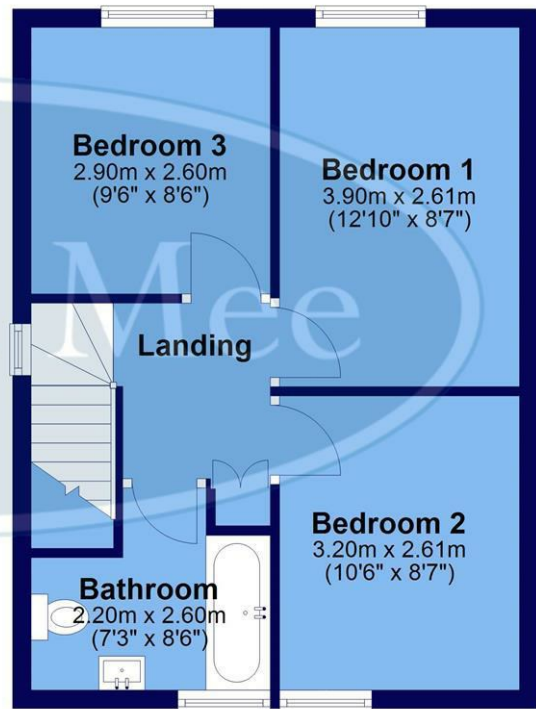
Ground Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 76.4 sq. metres (822.1 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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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(1-10)	G		
Not energy efficient - higher running costs		70	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	