

Saxton Mee



Maplebeck Road Sheffield S9 1WJ
Offers Around £160,000



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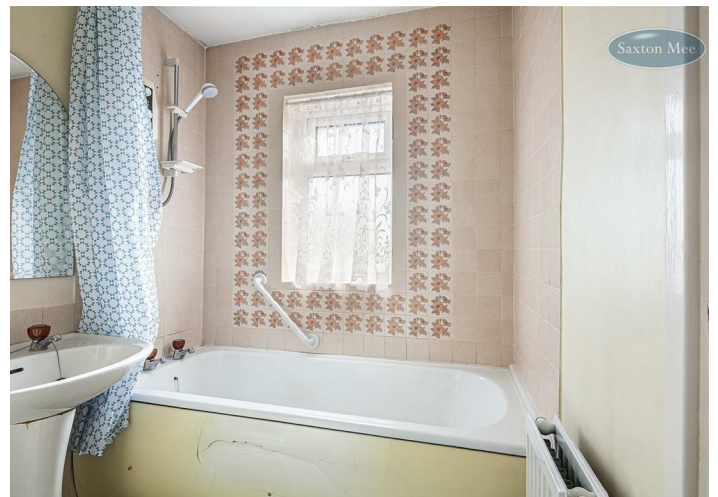
**** SOUTH FACING REAR GARDEN ** NO CHAIN **** Situated on this quiet cul-de-sac position is this three bedroom semi detached property which enjoys a south facing rear garden and benefits from a driveway and large garage, uPVC double glazing and gas central heating. The property has been well-kept by the current owner but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own taste. The property is located close to a choice of shops, schools, popular pubs and transport links, as well as being conveniently placed for Sheffield Links, the M1 and Meadowhall.

In brief, the living accommodation comprises, front door which opens into the entrance hall with a storage cupboard and access into the good sized lounge which has a large front window allowing natural light and a gas fire. Sliding doors then open into a dining room with a rear window overlooking the garden. A door then opens into the kitchen which has space for an oven, plumbing for a washing machine, space for a fridge freezer and a side entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The master has fitted wardrobes and cupboards. Double bedroom two has a fitted cupboard and space for furniture. Single bedroom three is to the front of the property. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED
- LOUNGE, KITCHEN & DINING ROOM
- DRIVEWAY & LARGE GARAGE
- SOUTH FACING REAR GARDEN
- COMMUTER LINKS
- MEADOWHALL SHOPPING CENTRE





OUTSIDE

A privet hedge encloses the front lawned garden. Double gates open to a driveway which leads down the side of the property to the large detached garage which has electric and lighting. The rear garden has a good sized shed and lawned gardens with planted borders.

LOCATION

The property is located close to a choice of shops, schools, popular pubs and transport links - as well as being conveniently placed for Sheffield Links, the M1 and Meadowhall.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from 1958.
The property is Council Tax Band A.

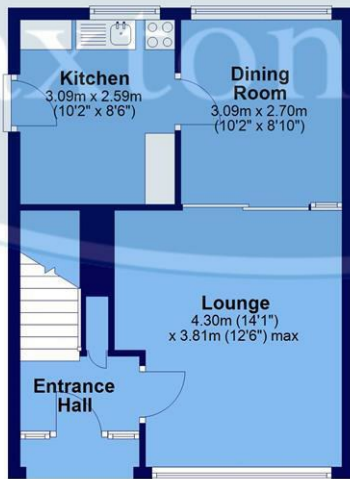
VALUER

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

Main area: approx. 40.4 sq. metres (435.1 sq. feet)
Plus garages, approx. 26.4 sq. metres (283.8 sq. feet)

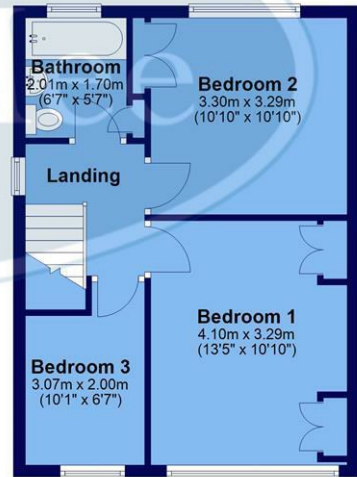


Main area: Approx. 80.8 sq. metres (870.1 sq. feet)
Plus garages, approx. 26.4 sq. metres (283.8 sq. feet)

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

First Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



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www.saxtonmee.co.uk



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		68	84
	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		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		65	82
	EU Directive 2002/91/EC		