



Galsworthy Avenue Sheffield S5 8QU  
Guide Price £105,000



# Galsworthy Avenue

Sheffield S5 8QU

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GUIDE PRICE £105,000-£110,000 \*\* FREEHOLD \*\* NO CHAIN \*\* SOUTH-WEST FACING REAR GARDEN \*\* Benefiting from off-road parking is this two double bedroom end terrace which has a rear garden, uPVC double glazing and gas central heating. The property is located in a popular residential area with amenities, schools, transport links and easy access to M1 motorway, Meadowhall Shopping Centre, Northern General Hospital and Sheffield City Centre. The property is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes.

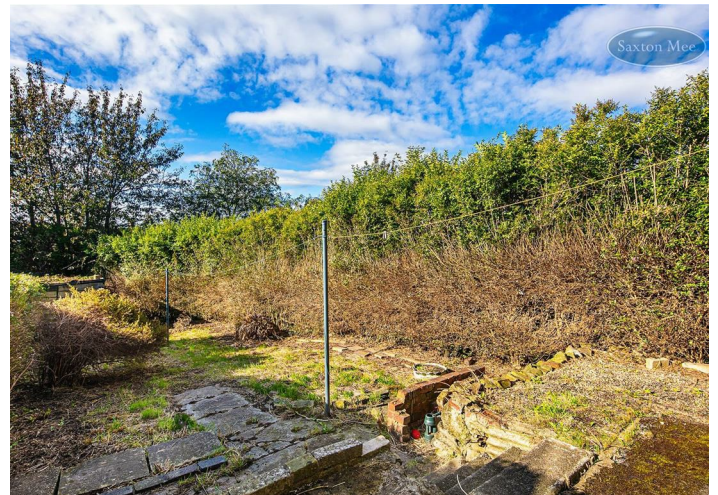
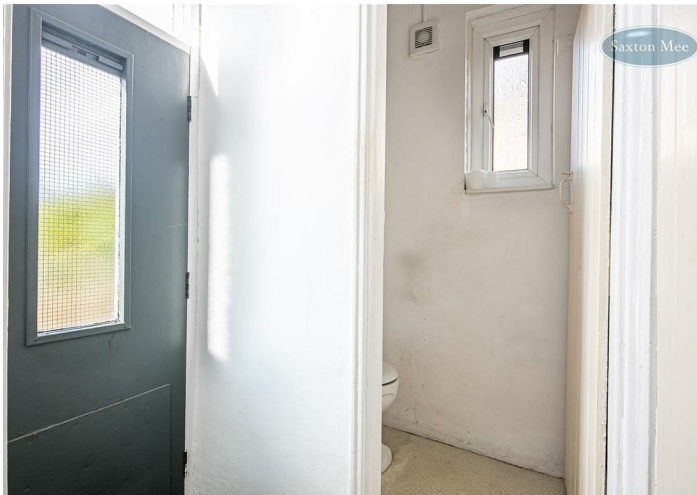
In brief, the living accommodation comprises, side door which opens into the entrance hall with access into the lounge which has a large front window allowing natural light and an under stair storage cupboard. A door then opens into the kitchen which has a range of units. A worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine and the housed gas boiler. Access into a rear entrance lobby with a WC, rear door and a storage cupboard/pantry.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the two double bedrooms and a wet room. The good size master to the front has storage over the stairs, a further storage cupboard and a cast iron fireplace. Bedroom two overlooks the rear. The wet room has an electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM END TERRACE
- WET ROOM
- GOOD SIZED LOUNGE & SEPARATE KITCHEN
- DOWNSTAIRS WC
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- SOUTH-WEST REAR GARDEN
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS







## OUTSIDE

A hedgerow encloses a front lawned garden. A driveway runs down the side of the property providing off-road parking. The south-west facing rear garden has a seating area and lawned garden.

## LOCATION

Located in this popular residential area with excellent local amenities nearby. Excellent regular public transport links. Large Asda Superstore nearby.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

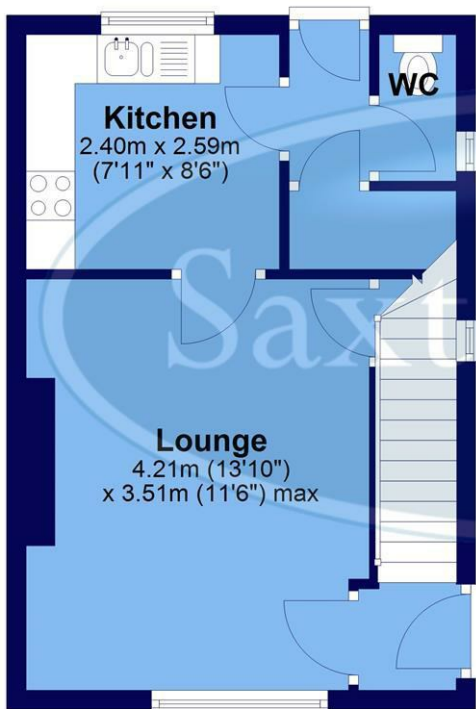
## VALUER

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.

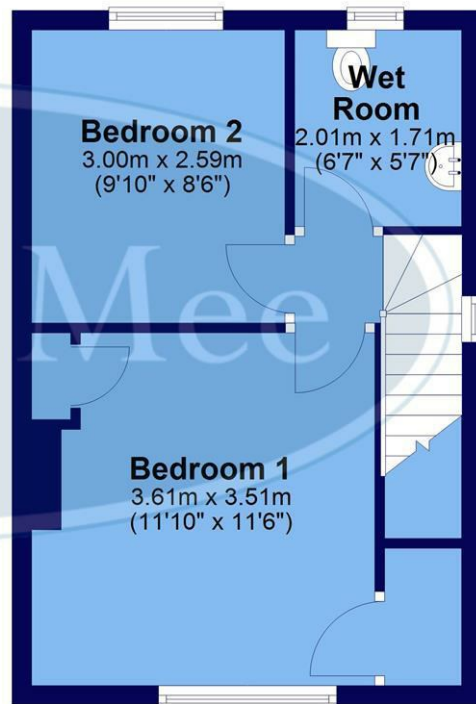
## Ground Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 59.0 sq. metres (635.6 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		