



Dowland Avenue High Green Sheffield S35 4DE
Guide Price £200,000

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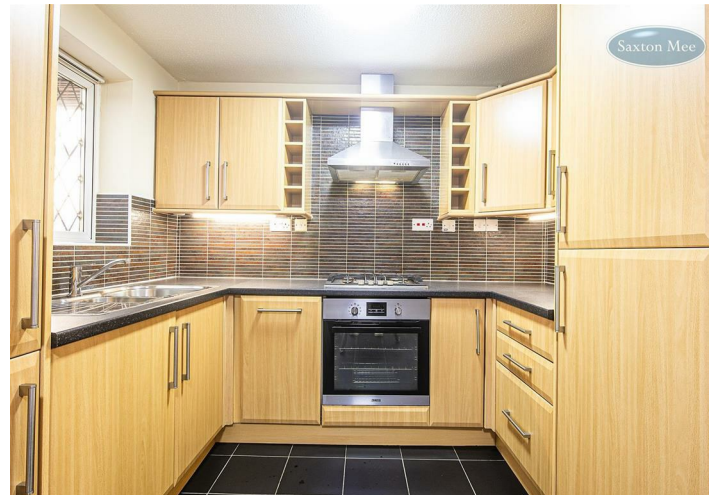
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GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** NO CHAIN ** Situated on this popular residential estate on an admirable corner plot is this three bedroom detached property which has a fully enclosed rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. High Green is a popular location with local amenities, schools and easy access to the M1 motorway.

In brief, the living accommodation comprises, front uPVC door which opens into a porch with access into the good sized lounge with a front window allowing natural light and a modern electric fire which is the focal point of the room. A door then opens into the kitchen/diner which 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 fridge, freezer, washing machine, dishwasher and electric oven. There is the housed gas boiler, space for a table and chairs and uPVC French doors opening into the extended garden room. This bright and airy space has uPVC French doors opening onto the rear garden.

From the lounge, a staircase rises to the first floor landing with access into a loft space, the three bedrooms and bathroom. The master has fitted wardrobes and a storage cupboard. Bedrooms two and three overlook the rear. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM DETACHED PROPERTY
- LOUNGE, KITCHEN/DINER & GARDEN ROOM
- FULLY ENCLOSED REAR GARDEN
- AMPLE OFF-ROAD PARKING & DETACHED GARAGE
- COMMUTABLE LOCATION
- AMENITIES & SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

There is a block paved driveway providing off-road parking. There is further parking in front of the detached garage which has an up and over door. The fully enclosed rear garden has a lawn and block paved seating area.

LOCATION

Located on this popular estate in High Green, the M1 is just a few minutes drive away as well as Westwood Country park and reservoir being within walking distance.

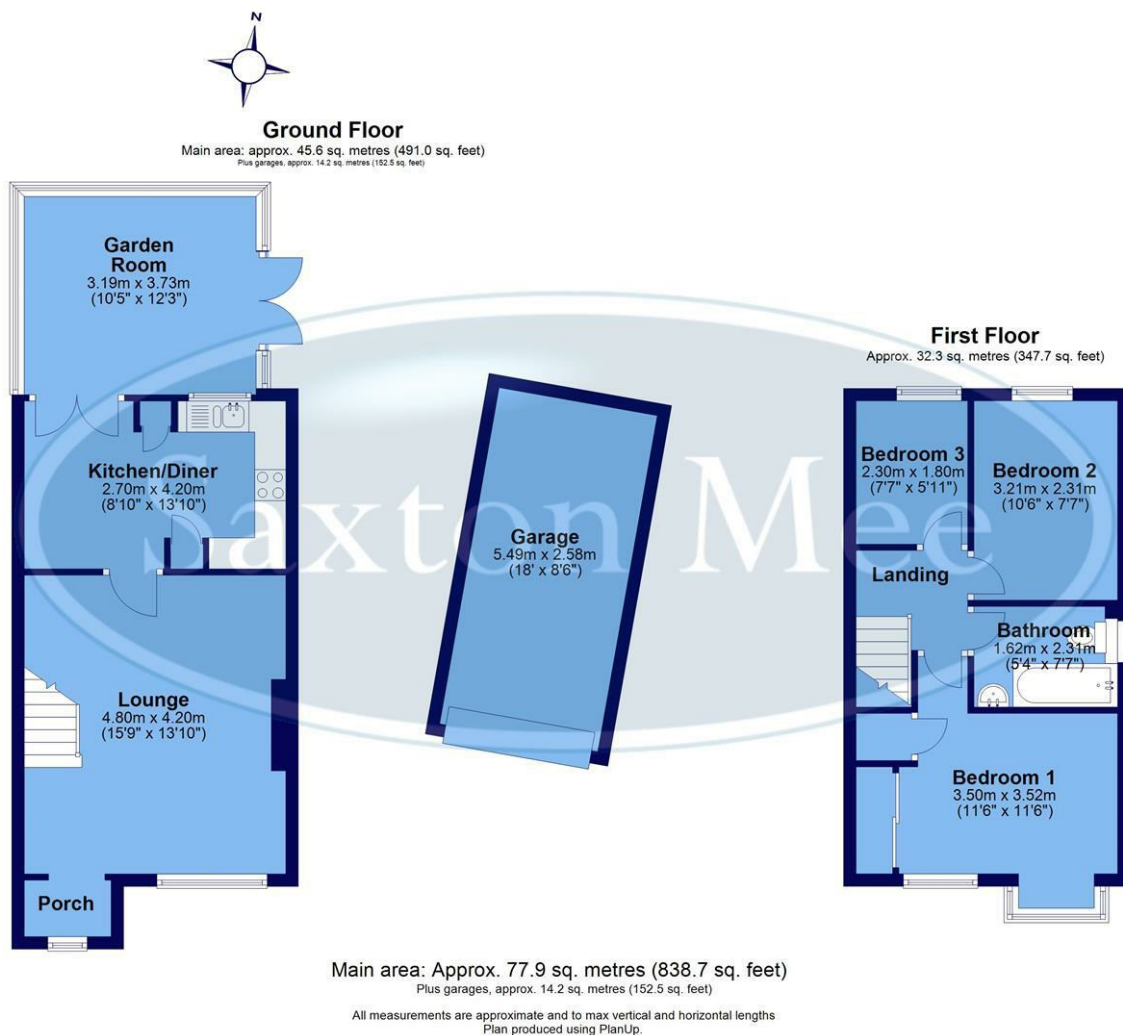
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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.



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