



Pavilion Way Firth Park Sheffield S5 6EE
Price Guide £180,000

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Price Guide £180,000-£190,000 ** FREEHOLD ** Situated in this popular residential area is this three bedroom end terrace property with has the added advantage of a driveway providing off-road parking space, a fully enclosed rear garden with no third party access, uPVC double glazing and gas central heating throughout. The property is close to excellent amenities, regular public transport and easy access to Sheffield City Centre and Motorway links.

In brief, the living accommodation comprises: enter through a front porch with access into a downstairs WC and the well proportioned lounge with a front window and a feature fireplace, 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 with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above. There is ample space for a dining table and chairs and patio doors opening to the rear garden providing a perfect extension for indoor/outdoor dining.

From the lounge, a staircase rises to the first floor landing with access into the three bedrooms and the shower room. The principal bedroom is to the front aspect. Double bedroom two overlooks the rear garden. Bedroom three is to the front. The shower room has a shower enclosure, WC and wash basin.

- THREE BEDROOM END TERRACE
- LOUNGE & DINING KITCHEN
- SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY
- LESS THEN 2 MILES AWAY FROM THE NORTHERN GENERAL HOSPITAL
- CLOSE TO MANY LOCAL AMENITIES AND MEADOWHALL SHOPPING CENTRE
- LOCATED IN THE POPULAR S5 POSTCODE





OUTSIDE

To the side of the house there is a driveway providing off-road parking. To the front there is a lawned garden. To the rear is a patio with a lawned garden beyond and further patio at the bottom of the garden with fruit trees and flowering cherries.

LOCATION

Ideally located close to the Northern General Hospital and the amenities of Firth Park. M1 transport links, Meadowhall shopping centre and the city centre are just a short drive or bus ride away.

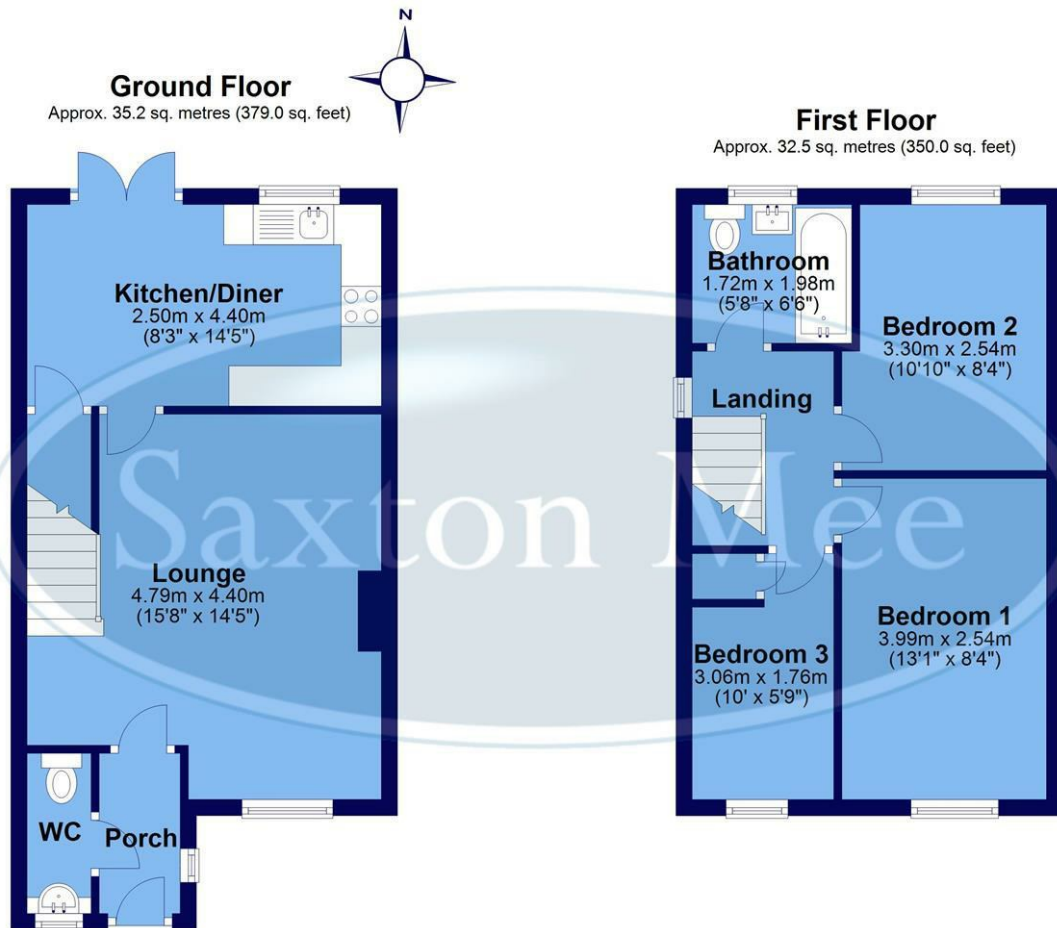
MATERIAL INFORMATION

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.



Total area: approx. 67.7 sq. metres (729.0 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 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		75	80
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			
EU Directive 2002/91/EC			