

Buchanan Road Parson Cross Sheffield S5 8AN
Guide Price £140,000

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GUIDE PRICE £140,000-£150,000 ** FREEHOLD ** Situated on this popular residential road with easy access into Parson Cross park, playground and skate park is this two double bedroom semi detached property which enjoys a good sized rear garden and benefits from a double-width driveway providing off-road parking, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises: enter through a side door into the entrance hall with an under stair storage cupboard and access into the lounge and kitchen. The well proportioned lounge has dual aspect windows, while the feature fireplace is the focal point of the room. The separate kitchen has a range of units with worktops which incorporate the sink and drainer. There is space for an oven, plumbing for a washing machine and fridge. A door then opens into a utility room with space for a fridge freezer, the gas boiler, a rear composite entrance door and access into a downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the two bedrooms and the bathroom. The principal bedroom is a good size with windows to the front and rear, space for furniture and a storage cupboard. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

- TWO BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE
- KITCHEN & UTILITY ROOM
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- DOUBLE-WIDTH DRIVEWAY
- GOOD SIZED REAR GARDEN
- POPULAR LOCATION
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO THE CITY CENTRE AND MOTORWAY NETWORKS





OUTSIDE

To the front is a double-width driveway providing off-road parking. Access down the side of the property leads to the good sized rear garden which has a lawn and patio.

LOCATION

Excellent location for amenities including the large Asda supermarket and a selection of local shops including newsagents and pharmacists. For the children, Parson Cross Park has recently undergone regeneration to include a wide range of facilities and activities. There's a sports pavilion with changing facilities, showers and communal meeting rooms, a children's play park, skatepark and sports pitches. Access to the motorway network and Meadowhall shopping facilities within close proximity.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

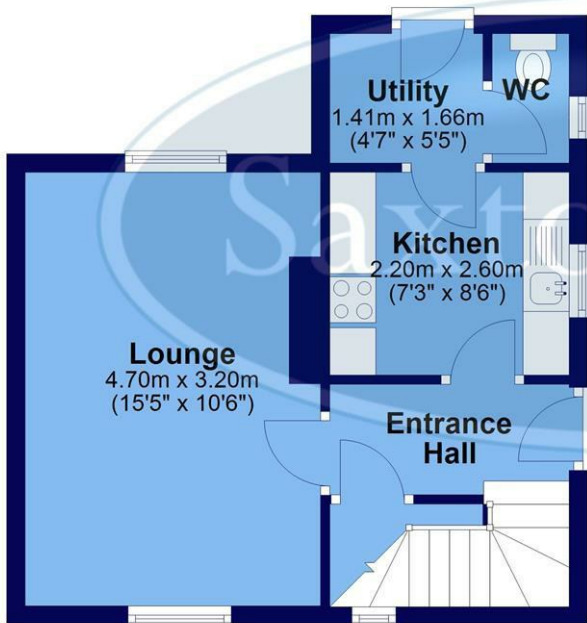
Greg Ashmore MNAEA

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Ground Floor

Approx. 31.7 sq. metres (340.8 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.7 sq. feet)



Total area: approx. 59.4 sq. metres (639.5 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

