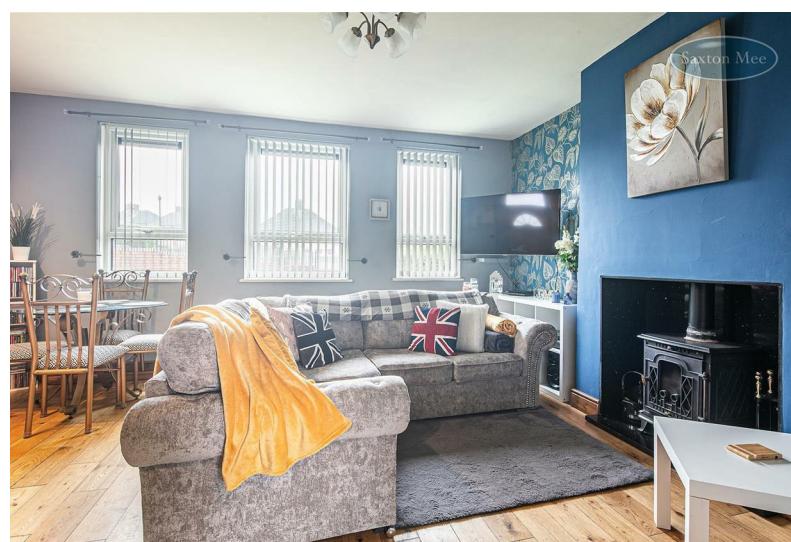


Saxton Mee



**Shirecliffe Road Sheffield S5 8XH**  
**Guide Price £140,000**

**St Luke's**  
Sheffield's Hospice

# Shirecliffe Road

Sheffield S5 8XH

**Guide Price £140,000**

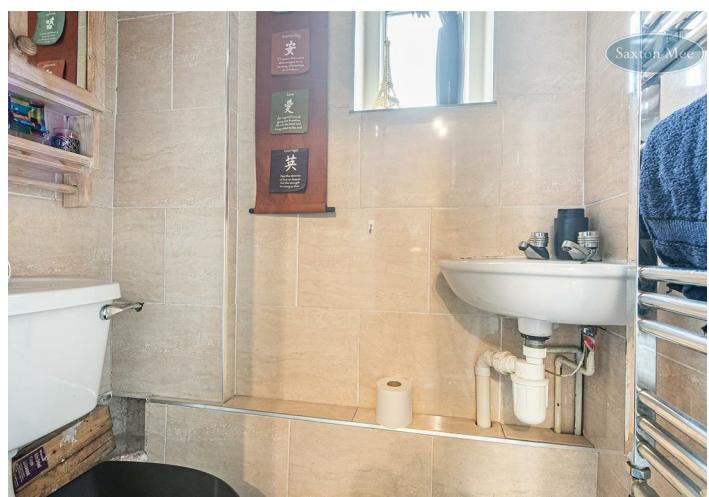
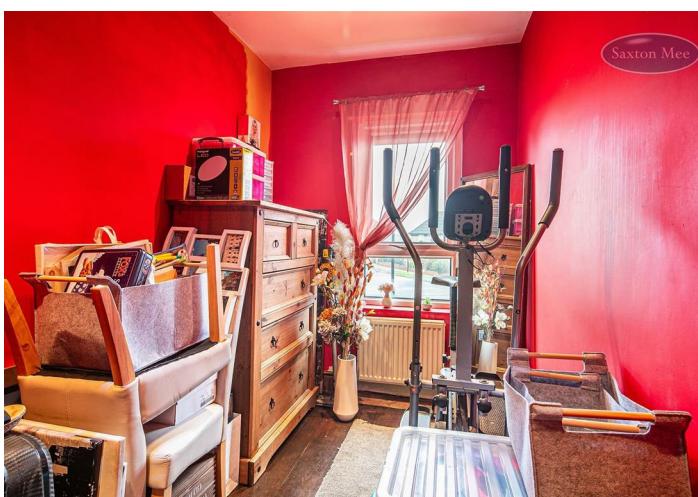
GUIDE PRICE £140,000-£150,000 \*\* FREEHOLD \*\* Situated on this good sized corner plot and benefiting from off-road parking, gardens to the front, side and rear, gas central heating and uPVC double glazing is this three bedroom semi detached property. The property is well placed for access to a range of local amenities, is close to Hillsborough and has good transport links into the city centre.

In brief, the living accommodation comprises: enter through a side entrance door into the open plan lounge and dining room which has three windows to the front. A door then opens into the kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, a four ring hob with extractor above, along with housing and plumbing for a washing machine, space for a fridge freezer and the wall mounted gas boiler (approximately five years old). There is a rear lobby with an entrance door and access to a good sized storage cupboard and a downstairs WC.

From the lounge, a staircase rises to the first floor landing with access into a useful loft space via pull-down ladders, the three bedrooms and a shower room. The principal bedroom has two front facing windows and a storage cupboard. Double bedroom two is the rear aspect. Bedroom three is to the front. The shower room has a shower enclosure, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- GOOD SIZED CORNER PLOT
- DRIVEWAY
- GARDENS TO THE FRONT, SIDE AND REAR
- LOUNGE/DINING ROOM
- KITCHEN
- DOWNSTAIRS WC
- SHOWER ROOM
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





## OUTSIDE

Gardens to the front, side and rear. Double gates open to off-road parking.

## LOCATION

Shirecliffe Road is well placed for access to a range of local amenities, is close to Hillsborough and has good transport links into the city centre.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Greg Ashmore MNAEA

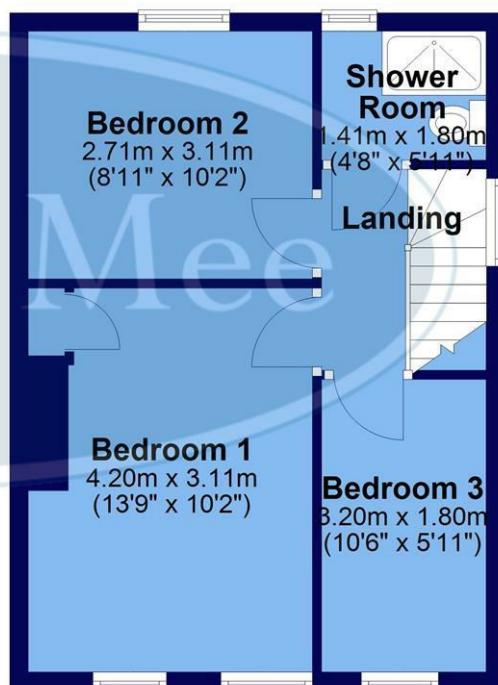
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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



## First Floor



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

**Crookes  
Hillsborough  
Stocksbridge**

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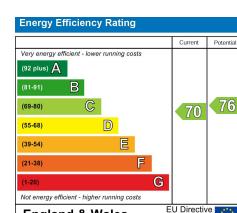
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



[onTheMarket.com](http://onTheMarket.com)

**st luke's**  
Sheffield's Hospice

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

