

# Saxton Mee



Main Street Grenoside Sheffield S35 8PR  
Guide Price £250,000



## Main Street

Sheffield S35 8PR

**Guide Price £250,000**

GUIDE PRICE £250,000-£260,000 \*\* FREEHOLD \*\* NO CHAIN \*\* An exciting opportunity has arisen to acquire this two bedroom detached bungalow which is located on a corner plot and benefits from off-road parking, a detached garage, uPVC double glazing and gas central heating. The property is in need of full modernisation and ideal for the discerning purchaser to alter, adapt and update to their own personal tastes. The property is situated within the village of Grenoside with local amenities, transport links and schools.

The accommodation briefly comprises: enter via a uPVC door into the entrance hall with access into the lounge, the two bedrooms and the shower room. The lounge which leads through to the kitchen which has a side uPVC entrance door. Both bedrooms are a good size.

- EXCITING OPPORTUNITY
- DETACHED BUNGALOW
- DRIVEWAY & DETACHED GARAGE
- TWO GOOD SIZED BEDROOMS
- LOUNGE & KITCHEN
- GARDENS TO THREE SIDES
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS
- MOTORWAY NETWORKS WITHIN EASY REACH
- FREEHOLD / NO CHAIN





## OUTSIDE

A driveway leads to a detached garage with an up and over door. Gardens to three sides with a stone boundary wall.

## LOCATION

The property is situated in the picturesque village of Grenoside, Sheffield. This property is walking distance to an array of pubs and shops as well as the local woodland, serviced by good public transport routes, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley, Rotherham and Manchester.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

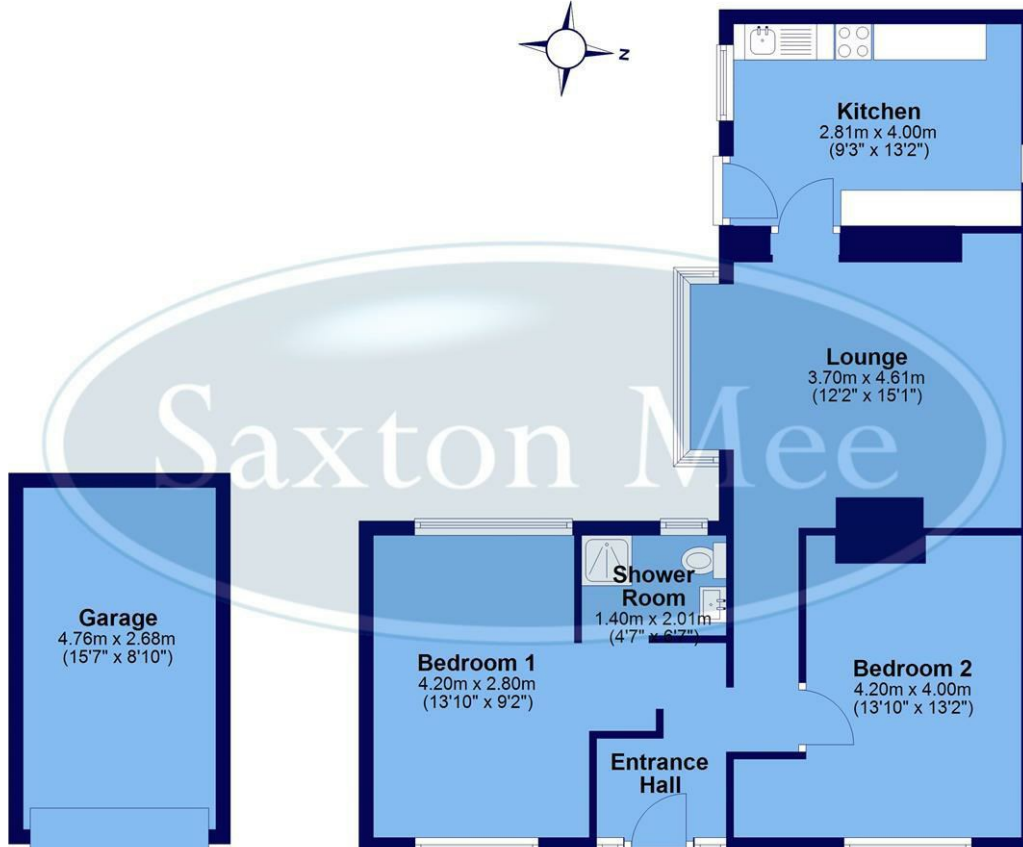
## VALUER

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

Main area: approx. 67.7 sq. metres (729.2 sq. feet)  
Plus garages, approx. 12.8 sq. metres (137.4 sq. feet)



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

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**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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	75	58

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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		