Saxton Mee







Buchanan Road Brearley Forge Sheffield S5 8AN
Price £170,000

St Luke's Sheffield's Hospice

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** NO CHAIN ** Situated on this quiet road, with easy access into Parson Cross park, playground and skate park, ideal for a young family or professional couple alike is this two double bedroom semi detached property. The property was constructed in December 2016, is energy efficient and benefits from a driveway providing off-road parking, a good sized rear garden, uPVC double glazing and gas central heating.

The accommodation briefly comprises: enter through a front composite door into the entrance hall with access into the kitchen. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, space for a fridge freezer and the housed gas boiler. There is an under stair storage cupboard and a downstairs WC. A door then opens into the lounge with wood effect laminate flooring and uPVC French doors opening to the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the two double bedrooms and the bathroom. The principal bedroom has a storage cupboard over the stairs and a large window. Bedroom two overlooks the rear. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE WITH uPVC FRENCH DOORS
- KITCHEN
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- GOOD SIZED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- ENERGY EFFICIENT
- LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY NETWORKS












OUTSIDE
A driveway and a front garden. Access down the side of the property to the fully enclosed rear garden which is mostly laid to lawn. Garden shed.

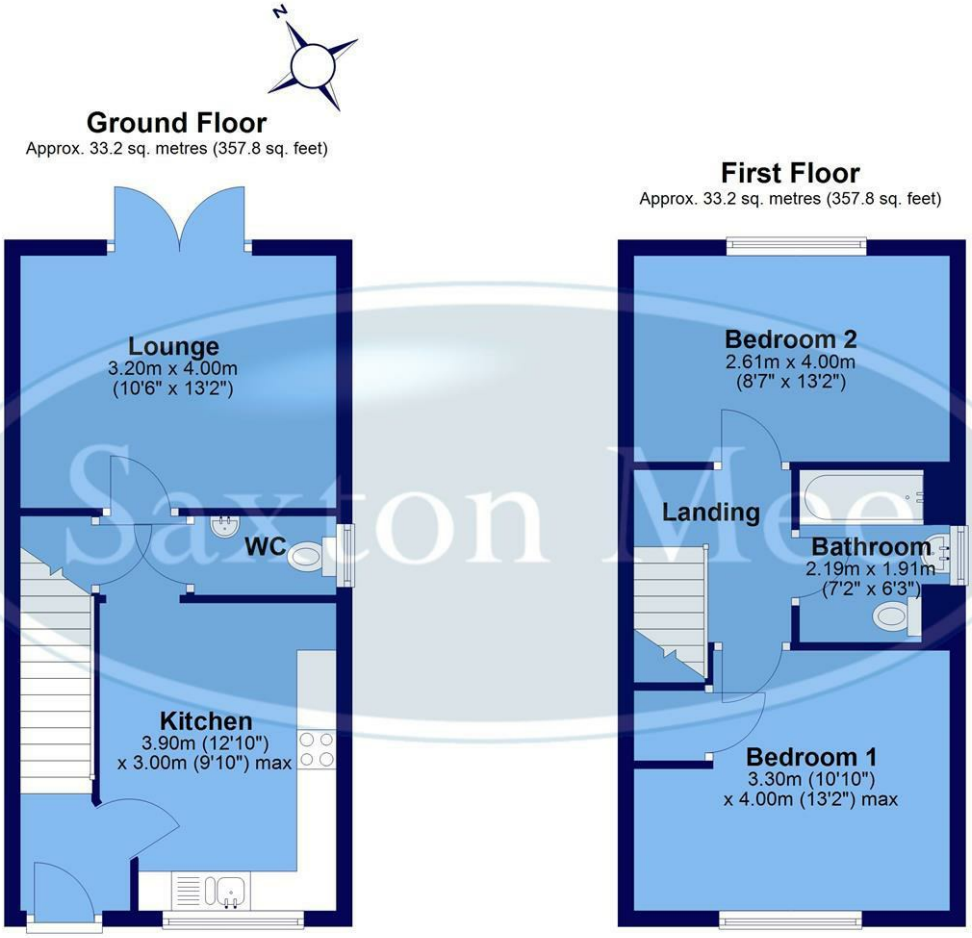
LOCATION
Accessed off Buchanan Road. Excellent location for amenities including the large Asda supermarket and a selection of local shops including newsagents and pharmacists. For the children, Parson Cross Park has recently undergone regeneration to include a wide range of facilities and activities. 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 currently Council Tax Band B.

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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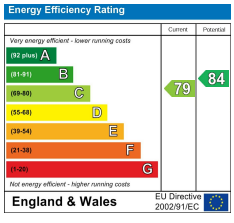


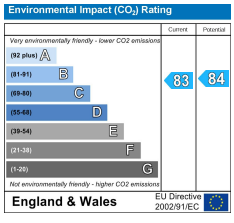
Total area: approx. 66.5 sq. metres (715.6 sq. feet)

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

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