



Moonshine Way Sheffield S5 8RU  
Guide Price £275,000

# Moonshine Way

Sheffield S5 8RU

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GUIDE PRICE £275,000-£285,000 Viewing is essential to appreciate the accommodation on offer of this well appointed, three bedroom, two bathroom detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. Situated on a cul-de-sac position with easy access to motorway connections, Meadowhall Shopping Centre, Northern General Hospital and the city centre.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite into the entrance hall with access into the lounge and a multi-purpose room. The lounge has a front window and an electric fire set in a modern surround, which is the focal point of the room. Attractive flooring flows through an opening into the kitchen/diner which has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, five ring hob with extractor above and a dishwasher along with housing for a fridge freezer and the housed gas boiler. There is a downstairs WC and a rear entrance door. The kitchen flows into a garden room with an insulated roof and uPVC French doors. The multi-purpose room could be utilised as an office/snug or work space and this has access to a utility with housing and plumbing for a washing machine and tumble dryer.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the family bathroom. The principal is to the rear aspect and has fitted wardrobes and the added advantage of an en suite with walk-in shower, WC and wash basin with vanity unit. Double bedroom two is to the front aspect and has a storage cupboard. Bedroom three is to the rear. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

- THREE BEDROOM, TWO BATHROOM DETACHED PROPERTY
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE & KITCHEN DINER
- MULTI-PURPOSE ROOM, UTILITY & GARDEN ROOM
- DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- CUL-DE-SAC POSITION
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





## OUTSIDE

To the front is a block-paved providing off-road parking and a lawned garden. To the rear is a fully enclosed garden which has a lawn, Porcelain patio, barbecue area and a wooden decked terrace.

## LOCATION

Moonshine Way is well-placed for local shops and amenities, local schools, Longley Park, other recreational facilities, public transport and access to the Northern General Hospital, Meadowhall Shopping Centre, the M1 motorway and Sheffield City Centre.

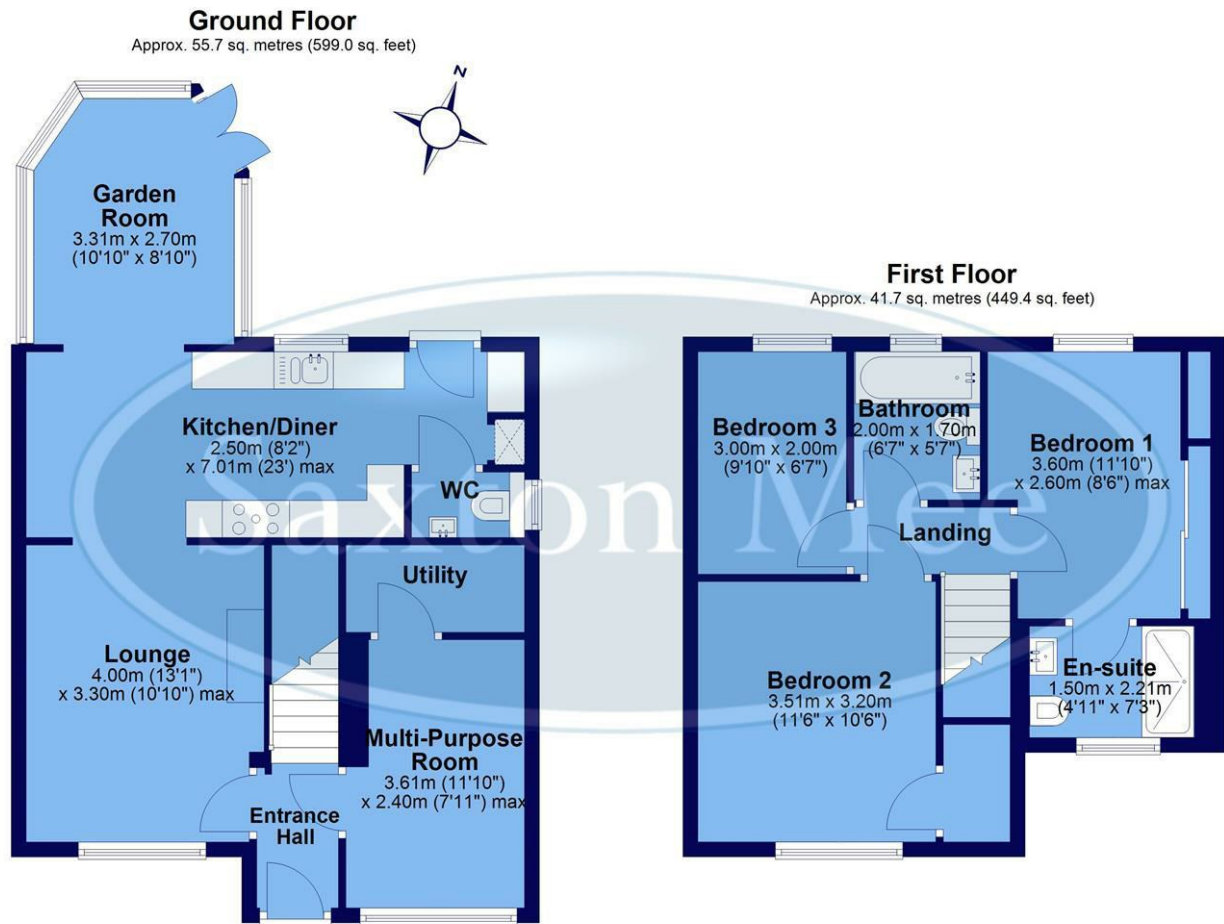
## MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 31st March 1999.  
The property is 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.



Total area: approx. 97.4 sq. metres (1048.4 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>				(81-91) <b>B</b>		
	(69-80) <b>C</b>				(69-80) <b>C</b>		
	(55-68) <b>D</b>				(55-68) <b>D</b>		
	(39-54) <b>E</b>				(39-54) <b>E</b>		
	(21-38) <b>F</b>				(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		69	74			73	74