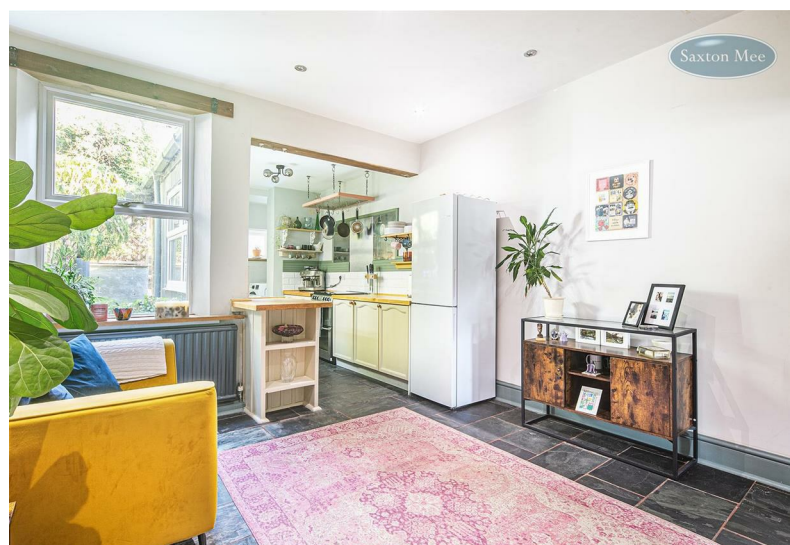




Addison Road Sheffield S5 6WF
Guide Price £125,000

Addison Road

Sheffield S5 6WF

Guide Price £125,000

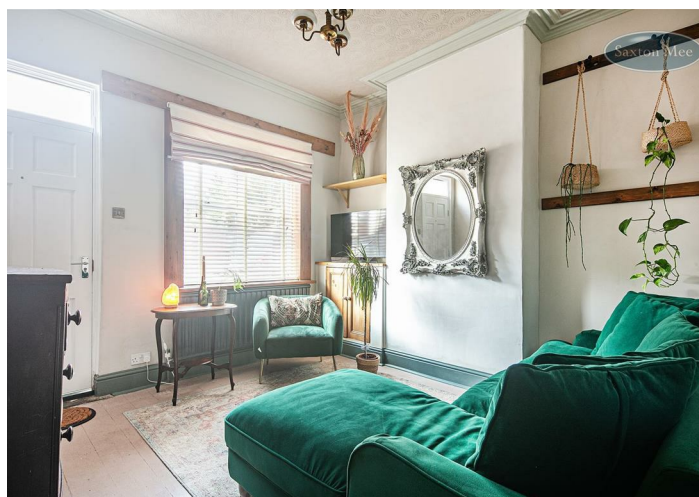
***GUIDE PRICE £125,000-£130,000 ** CHAIN FREE PROPERTY ** VERSATILE GARDEN ROOM ** BEAUTIFULLY PRESENTED *** This uniquely presented three bedroom mid terrace house is ideally positioned for easy access to the Northern General Hospital. Offered to the open market with no onward chain the property would make an ideal first time buy, and along with the impressive décor, it benefits from an open plan kitchen diner, an ensuite WC in the attic, and a versatile garden room.

In brief, the well presented living accommodation comprises: entrance door which opens into the lounge with a front window filling the room with natural light. Coving, cupboards ceiling rose are a lovely feature to the room. Inner lobby with a sliding door opening though to the dining room and the off-shot kitchen with a rear entrance door and lobby. The kitchen has a range of wall, base and drawer units with complementary beech work surfaces, one which incorporates the sink and drainer. Space for an oven, housing and plumbing for a washing machine. Slate flooring continues into the dining room with fitted shelving. Access to the cellar going under the lounge.

From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms, the master benefits from a cupboard going over the stairs. Bedroom two has fitted cupboards, one which houses the boiler. Three piece suite bathroom comprising bath with overhead shower, WC and wash basin.

A further staircase rises to attic bedroom three with a rear dormer window and a separate WC and wash basin.

- NO ONWARD CHAIN
- THREE BEDROOMS
- OFF SHOT KITCHEN DINER
- ENSUITE WC IN ATTIC
- VERSATILE GARDEN ROOM
- UNIQUE STYLE AND DECOR
- ENCLOSED AREA OF REAR GARDEN
- CLOSE TO NORTHERN GENERAL
- EXCELLENT AMENITIES
- IDEAL FIRST TIME BUY





OUTSIDE

To the rear there is shared access to an enclosed private raised garden which has planted beds, a paved area for sitting out, and a versatile garden room.

LOCATION

The property is positioned within easy walking distance of the Northern General Hospital, and some excellent local amenities. Regular bus routes are available nearby which gives access to the city centre and superb shopping facilities around Meadowhall. There are local parks, leisure facilities, schools, and access to the M1 motorway network.

MATERIAL INFORMATION

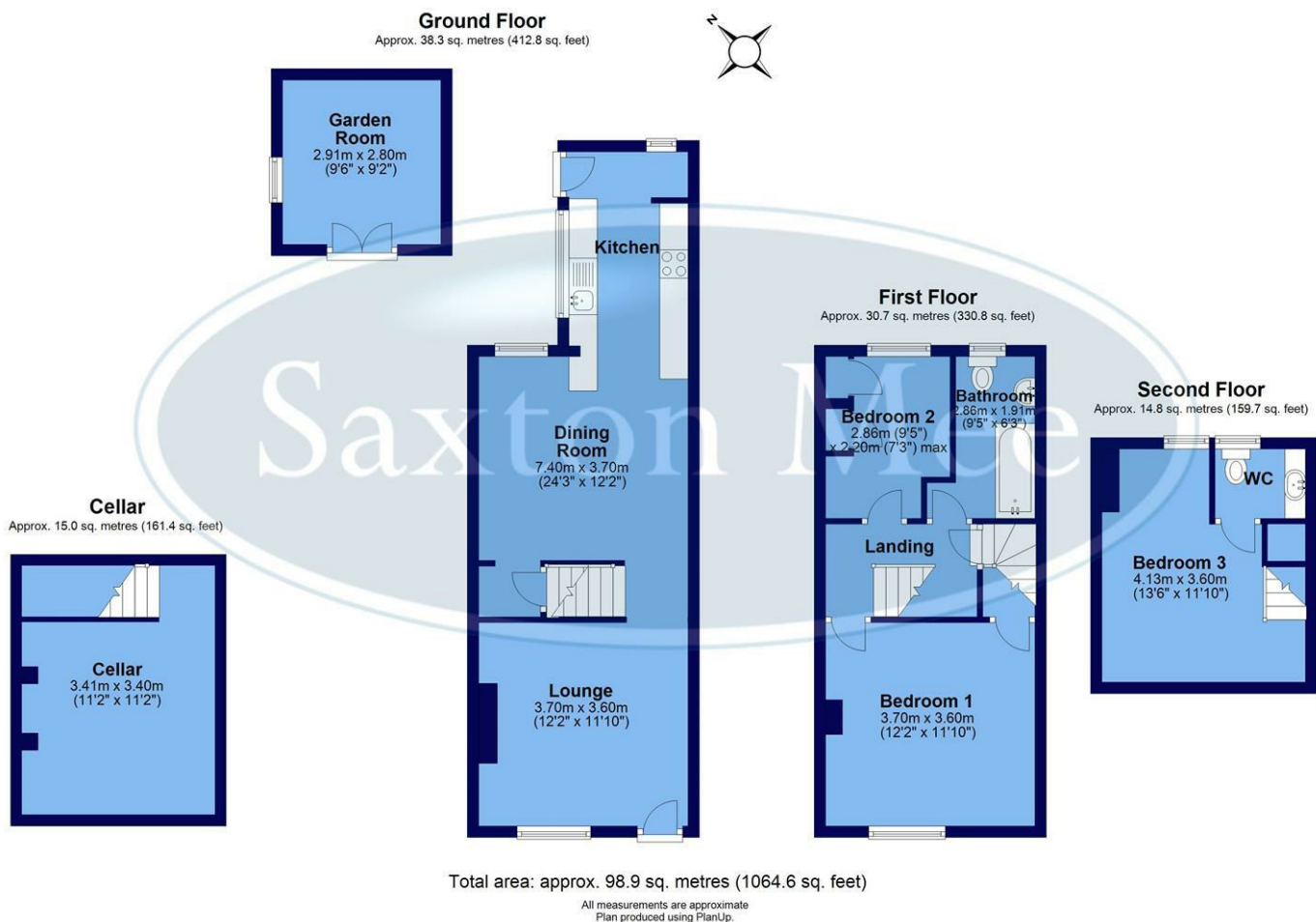
The property is Leasehold with a term of 800 years running from the 6th September 1960.

The property is currently Council Tax Band A.

VALUER

Chris Spooner 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.



**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-39) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-39) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	