



60 Old Park Avenue, Sheffield, S8 7DR

Saxton Mee

60 Old Park Avenue

Price Guide

£390,000

Guide price £390,000 - £400,000

This stylishly refurbished 1930's three bedroomed semi detached house offers beautifully presented and considerably extended accommodation being favourably located within this highly desirable residential locality which is well served by a comprehensive range of amenities including nearby schooling, shops, regular bus service and ease of access to nearby sports clubs, parks, ring road, city centre and the St James Retail Park.

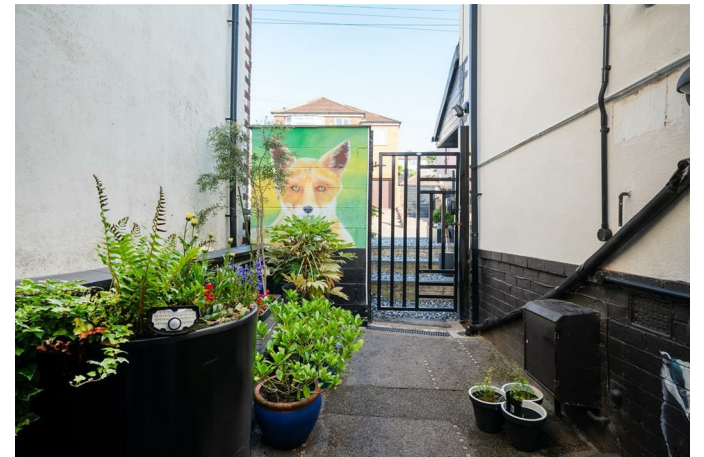
Benefitting from having the roof re-tiled along with solar panels (with battery), the property has been lovingly upgraded and restored and offers gas fired central heating via a Worcester combination boiler and briefly comprises: entrance porch, hall with useful understairs cupboard, spacious bay windowed living/dining room with recessed electric fire, window shutters and Japanese style twin doors and windows opening through to the garden room which overlooks the stunning garden. Well equipped kitchen with connecting door to the large side hall, downstairs cloakroom/WC and large utility which has twin doors to the timber decked pergola. First floor landing, double bedroom one with a broad bay window to the front providing excellent natural light, window shutters and excellent fitted wardrobes, double bedroom two with rear facing bay and again fitted wardrobes, bedroom three ideal as a nursery/childs room or study, superb bathroom with a white suite comprising of a bath with shower above.

Outside: the property has an ornamental forecourt garden, inner courtyard area with stylish security gate with this area providing access to the side entrance. The beautiful rear garden has been thoughtfully set out with no expense spared and includes a superb veranda against the back elevation along with the previously mentioned pergola, abundance of mature specimen plants and shrubs.



- Beautifully presented and stylishly refurbished
- Sought after location
- Considerably extended to the rear and side
- uPVC double glazed windows
- Worcester combination boiler
- Five sola panels with battery back up
- Extensive range of nearby amenities
- Beautiful rear garden with pergola, composite decking and veranda
- Viewing highly advised
- EPC: C Council Tax Band: B Tenure: Freehold





60 OLD PARK AVENUE

APPROXIMATE GROSS INTERNAL AREA = 115.6 SQ M / 1244 SQ FT

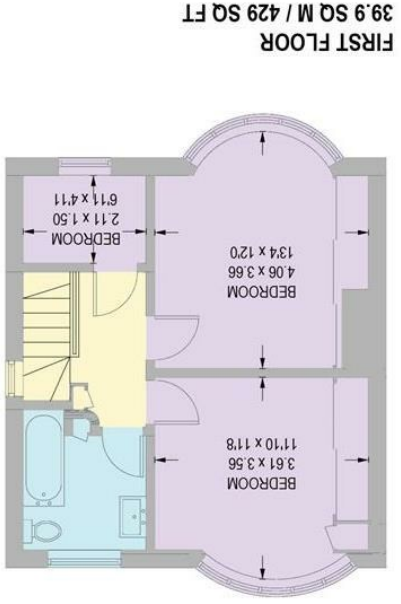
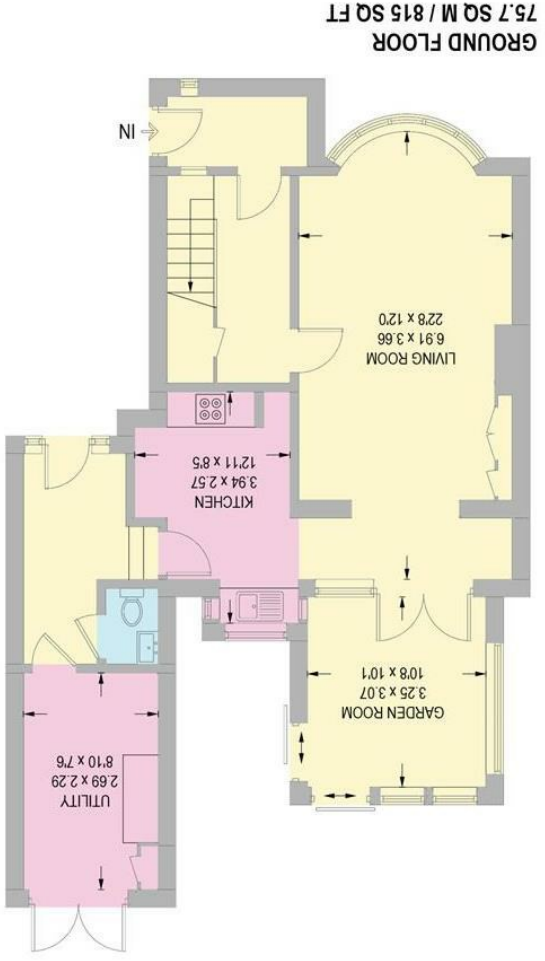


Illustration for identification purposes only, measurements are approximate, not to scale.

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