Saxton Mee







Stephen Lane Grenoside Sheffield S35 8QZ
Offers Around £495,000

St Luke's
Sheffield's Hospice

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** FREEHOLD ** Dating back to 1854 is this four bedroom, three reception room, two bathroom detached property which is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste. Viewing is essential to appreciate the accommodation on offer and includes a host of original features. The property has lovely tiered lawned gardens and benefits from a driveway, a substantial greenhouse, fully enclosed courtyard, several outhouses, gas central heating and is situated with the village of Grenoside with local amenities, transport links and schools.

The spacious living accommodation briefly comprises: enter through a front porch with access into the lounge and reception room two. The lounge has original features and a fireplace, which is the focal point of the room. A large opening with stone arch leads into a dining room, again with a feature fireplace with log burner. Steps rise to the kitchen which has a range of units with a worktop which incorporates the sink and drainer. Integrated appliances include an electric oven with a four ring hob with extractor above along with housing and plumbing for a dishwasher. There is a uPVC side door. From the dining room, double doors open into reception room three, currently used as a games room which in turn leads in reception room two.

From the lounge, a staircase rises to the first floor landing which has access into the useful loft space, the four bedrooms, the family bathroom and a shower room. The principal bedroom is to the front aspect and benefits from fitted wardrobes. Double bedroom two is to the front aspect and again has fitted wardrobes. Double bedroom three is to the rear aspect with two windows and fitted wardrobes. Bedroom four, again has two windows, fitted wardrobes and is to the rear aspect. The bathroom has a four piece suite including a large bath. The shower room has a WC and wash basin.



- EARLY VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- IN NEED OF SOME MODERNISATION
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- TWO BATRHOOMS
- 2 X CELLARS
- LOVELY LAWNED GARDENS
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY










OUTSIDE

Gates open to a drive. Lovely split level front lawned garden. Access down the side of the property which leads onto Middle Lane. There is a fully enclosed courtyard, several outbuildings, an outside WC and substantial greenhouse.

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 E.

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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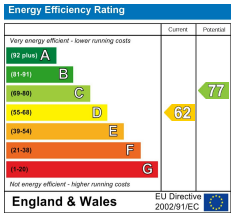


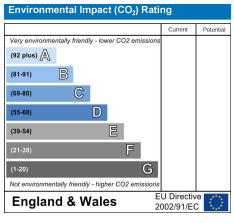
Total area: approx. 232.6 sq. metres (2503.6 sq. feet)

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

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

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