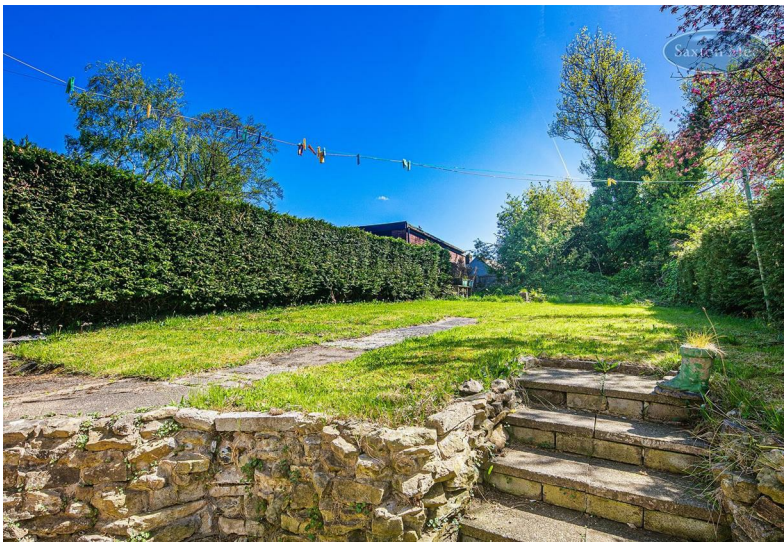
Saxton Mee







Fox Hill Road Sheffield S6 1BH
Price Guide £185,000

St Luke's
Sheffield's Hospice

Fox Hill Road

Sheffield S6 1BH

Price Guide £185,000

PRICE GUIDE £185,000-£195,000 ** FREEHOLD ** NO CHAIN ** SOUTH-EAST REAR GARDEN ** Situated on this popular residential road is three bedroom bay fronted semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. Located within a very popular area and close to local schools, parks and woodland walks and countryside within a short walk Grenoside.

The accommodation briefly comprises: enter via a composite door into the extended porch with a further door opening into the entrance hall with a storage cupboard and access into the lounge and the kitchen. The lounge has a bay window and a gas fire. The kitchen has a range of units with a worktop which incorporates the sink and drainer. There is space for an oven and the wall mounted gas boiler. There is access into a utility room which has space for a fridge freezer, plumbing for a washing machine, rear uPVC entrance door and access into the garage. From the kitchen, access into the dining room which has a gas fire and sliding doors opening into the extended garden room with a uPVC door opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal double bedroom has a bay window with storage underneath and fitted wardrobes. Double bedroom two is to the rear aspect and has a fitted cupboard to one side of the chimney breast. Bedroom three is to the front aspect. The bathroom has access into the loft space and a three piece suite including bath with shower, WC and wash basin.

- THREE BEDROOM SEMI
- LOUNGE WITH BAY WINDOW
- KITCHEN & UTILITY ROOM
- LOUNGE, DINING ROOM & EXTENDED GARDEN ROOM
- DRIVEWAY & GARAGE
- THREE PIECE SUITE BATHROOM
- FULLY ENCLOSED REAR GARDEN
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- FREEHOLD / NO CHAIN

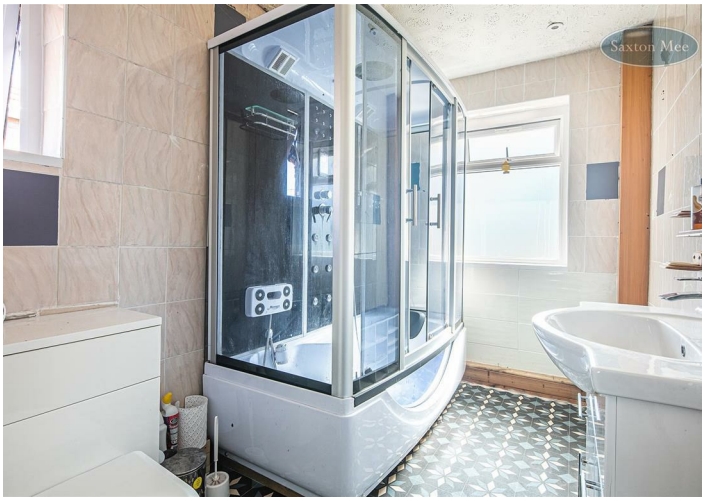










OUTSIDE
A low wall encloses a garden area. A driveway provides off-road parking and this leads to the garage. Access through the garage and utility to the fully enclosed rear garden which is mostly laid to lawn.

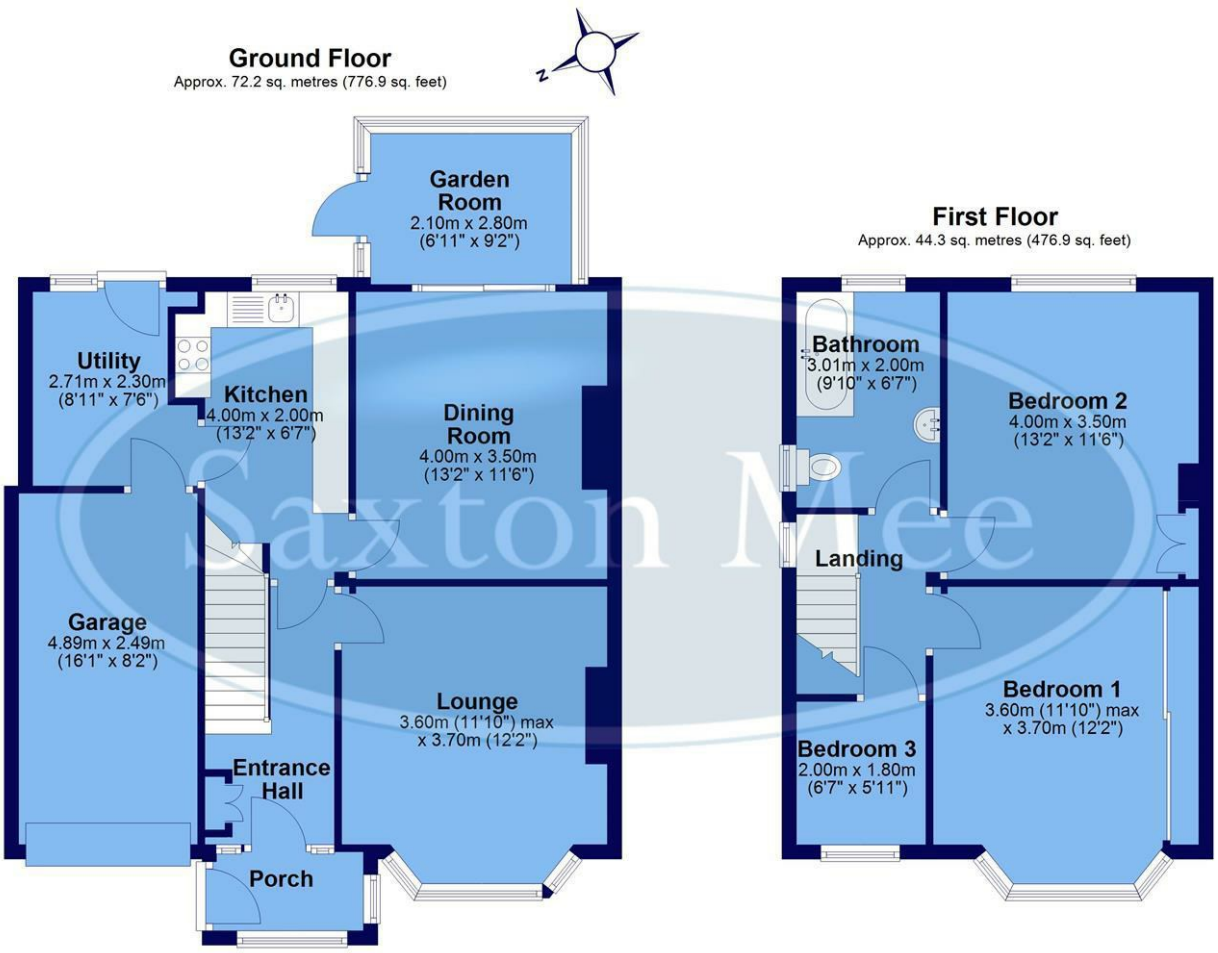
LOCATION
With excellent shopping facilities close by including a Sainsburys and Kilner Way Retail Park. Local schools. Excellent public transport links with easy access to Sheffield City Centre.

MATERIAL INFORMATION
The property is Freehold and 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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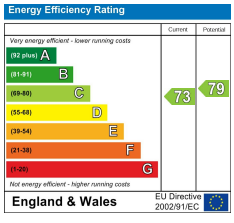


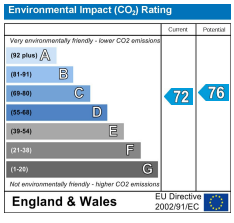
Total area: approx. 116.5 sq. metres (1253.8 sq. feet)

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

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St Luke's Sheffield's Hospice