



Monckton Road Sheffield S5 6AL
Guide Price £165,000

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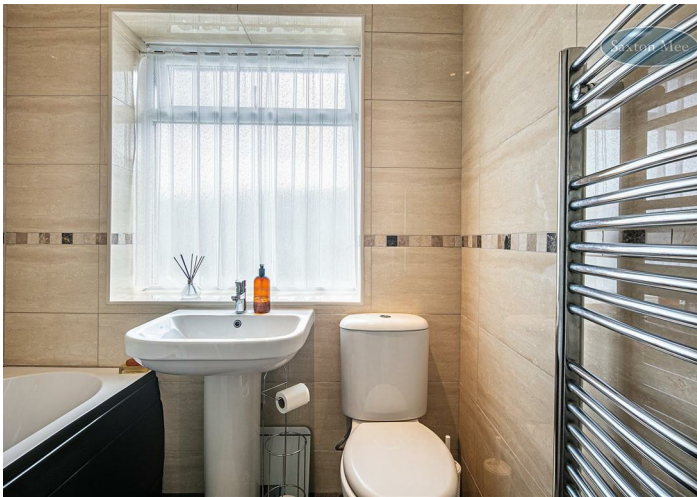
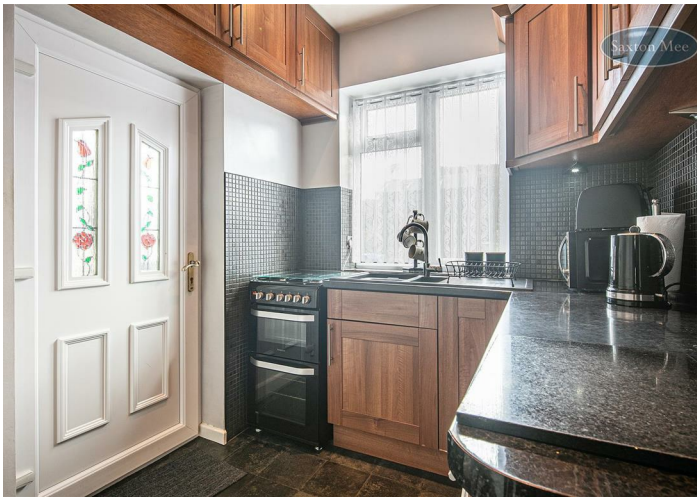
GUIDE PRICE £165,000-£175,000 ** SOUTH FACING REAR GARDEN ** Located in this popular residential road is this three bedroom, bay fronted semi detached property which enjoys a south facing rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The property is close to local amenities, schools, green spaces, Meadowhall Shopping Centre and motorway links.

In brief, the living accommodation comprises, storm porch and uPVC entrance door which opens into the entrance hall. Access into the lounge/dining room and the kitchen. The open plan lounge and dining room has a front bay window and a rear window, allowing natural light, while the focal point is the modern gas fire. The kitchen has a range of wall, base and drawer units. A complementary worktop incorporates the sink and drainer. There is space for an oven, plumbing for a washing machine and space for a fridge freezer under the stairs.

From the entrance hall, a staircase rises to the first floor landing with access into the useful boarded loft space, the three bedrooms and the bathroom. The master has a bay window and a fitted wardrobes. Double bedroom two again has fitted wardrobes. Single bedroom three is to the front of the property. The bathroom is fully tiled, has a chrome towel radiator and a three piece suite including bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM, BAY FRONTED SEMI DETACHED PROPERTY
- SOUTH FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- OPEN PLAN LOUNGE & DINING ROOM
- SEPARATE KITCHEN
- MEADOWHALL SHOPPING CENTRE
- CLOSE TO TRANSPORT LINKS & M1 MOTORWAY





OUTSIDE

To the front is a driveway providing off-road parking. Access down the side of the property to the fully enclosed rear garden with a lawn, a central path leads to a patio, a garden shed and an outbuilding. To the side of house is the old coal house and this has a gas boiler.

LOCATION

Located in a popular residential area of Sheffield, this property is close to local amenities, schools, and green spaces. Meadowhall Shopping Centre is a short drive away providing lots of shop along with the convenience of the train and bus station. Motorway links are also close by ideal for commuters using the M1.

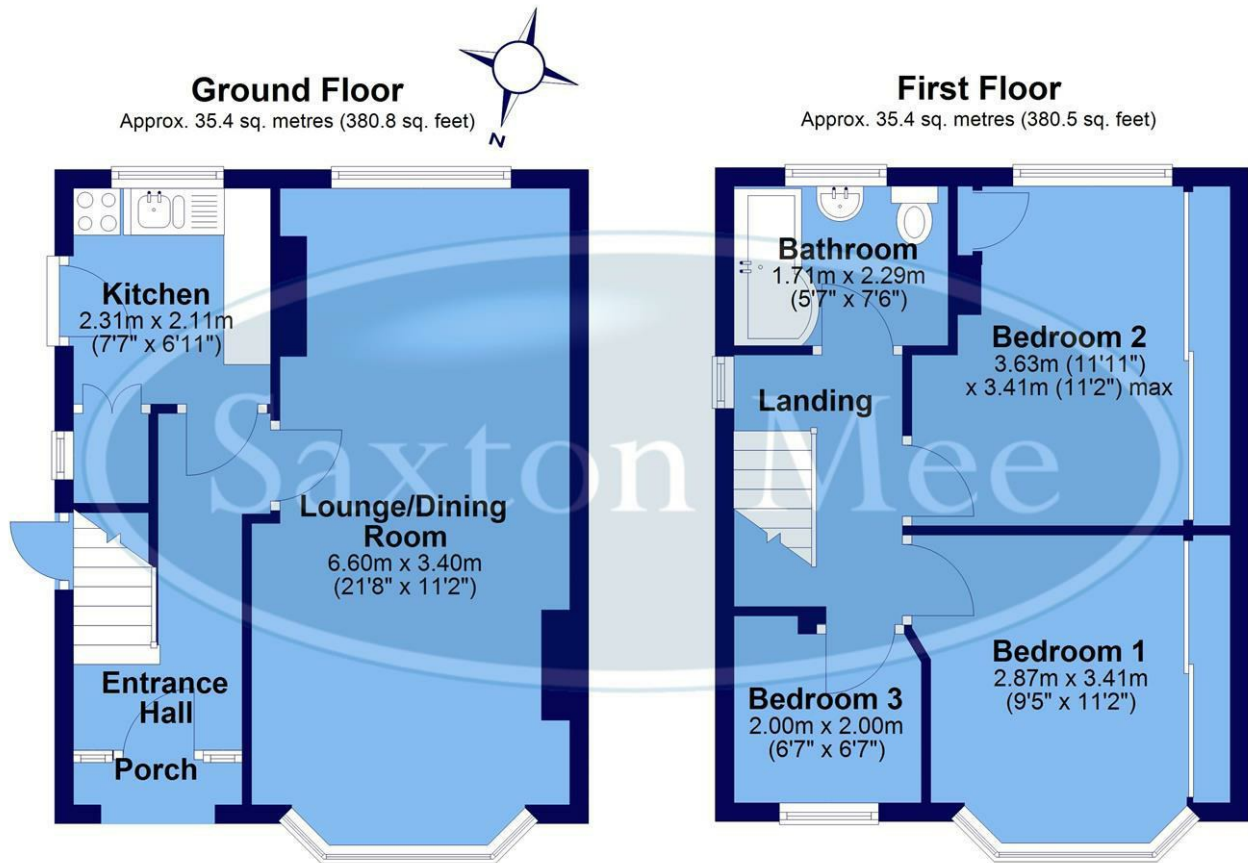
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1935 (711 years remaining). Ground Rent is £2.50 per annum. The property is currently Council Tax Band A.

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.



Ground Floor
Approx. 35.4 sq. metres (380.8 sq. feet)

First Floor
Approx. 35.4 sq. metres (380.5 sq. feet)

Total area: approx. 70.7 sq. metres (761.3 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
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-40)	D		
(15-10)	E		
(1-10)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	84
England & Wales		EU Directive 2002/91/EC	