

Saxton Mee



Crowder Close Sheffield S5 7NW
Offers Around £160,000



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**** FREEHOLD **** Located close to local schools, parks and shops is this three bedroom end terrace property which has gardens to the front and rear, a downstairs WC, uPVC double glazing and gas central heating. The property also has easy access to the Northern General Hospital, and public transport links into the city.

The accommodation briefly comprises: enter via a side uPVC door into the entrance hall with access into the well proportioned lounge which has a front bay window allowing natural light, a feature fireplace and an under stair storage cupboard. A door then opens into the open plan kitchen/diner which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge, freezer, electric oven, four ring hob with extractor above and microwave along with housing and plumbing for a washing machine and a tumble dryer. There is a downstairs WC and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the loft space, the three bedrooms and the bathroom. The principal double bedroom is to the rear aspect and has space for furniture. Double bedroom two is to the front aspect. Bedroom three is to the rear aspect. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- THREE BEDROOM END TERRACE
- WELL PROPORTIONED LOUNGE
- OPEN PLAN KITCHEN/DINER
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- GARDENS TO THE FRONT & REAR
- FREEHOLD
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- CLOSE TO NORTHERN GENERAL HOSPITAL





OUTSIDE

Front lawned garden. A shared driveway leads down the side of the property to the rear garden which is mostly laid to lawn and has a seating area.

LOCATION

Located just five minutes drive to the Northern General Hospital, and close to the local shops on Herries Road including a Tesco supermarket. Excellent transport links and access to local schools.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

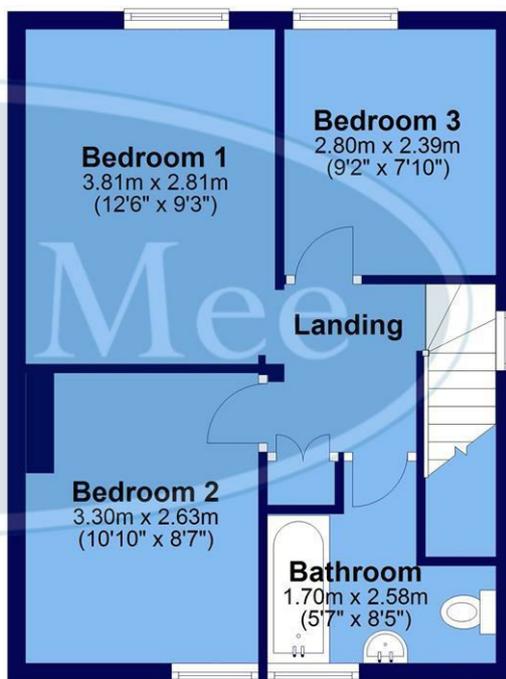
Greg Ashmore MNAEA

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. 38.5 sq. metres (414.3 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 76.7 sq. metres (825.3 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	65	
(1-20)	G		77
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	A		
(81-61)	B		
(55-48)	C		
(39-34)	D		
(21-18)	E		
(1-20)	F	62	
(1-20)	G		74
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	