

Saxton Mee

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Alderson Road North Sheffield S2 4UF
Offers Around £175,000



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**** CONVENIENT LOCATION ** SUPERB AMENITIES ** DECEPTIVELY SPACIOUS**
****** Located on this quiet no-through-road on the edge of Sheffield City centre is this deceptively spacious two double bedroom mid terrace house. Beautifully presented throughout, the property has been greatly improved by the current owner who has helped create a superb modern home which is likely to appeal to first time buyers.

On the ground floor the accommodation briefly comprises: a bay windowed living room which has fitted alcove shelving and a picture rail, and a spacious kitchen diner that has a range of fitted modern units with contrasting worktops, a double electric oven, gas hob, and an integrated fridge freezer. There is access to the cellar.

The first floor features a larger than average double bedroom to the front aspect which has a picture rail and a fitted cupboard, a second double bedroom to the rear aspect that has ceiling coving, and a well appointed bathroom that has a white suite including a bath with overhead shower, WC and wash basin with vanity unit which is complemented with a heated towel rail.

- TWO DOUBLE BEDROOMS
- KITCHEN DINER
- MODERN FITTED KITCHEN
- WELL APPOINTED BATHROOM
- DECEPTIVELY SPACIOUS
- PRIVATE GARDEN TO REAR
- QUIET NO-THROUGH-ROAD
- CONVENIENT LOCATION
- EXCELLENT AMENITIES
- IDEAL FIRST TIME BUY





OUTSIDE

To the front the property is set back from the pavement by way of a small low maintenance private garden area. At the rear is a private garden that has no through access for neighbouring properties which has a lawn area, planted beds, and a paved patio area with a timber shed.

LOCATION

Highfield is an extremely convenient location offering easy access to Sheffield City Centre, where you will find an abundance of useful amenities ranging from high end restaurants, micro-breweries, to handy convenience stores. Both London Road, Abbeydale Road and Ecclesall Road are within walking distance where you will find a plethora of fabulous restaurants, pubs and shops. Sheffield train station is a 20 minute walk away, and it's a stone's throw from the Sheffield parkway which links to the M1 motorway network.

MATERIAL INFORMATION

The property is Leasehold with 121 years remaining.
The property is currently Council Tax Band A.

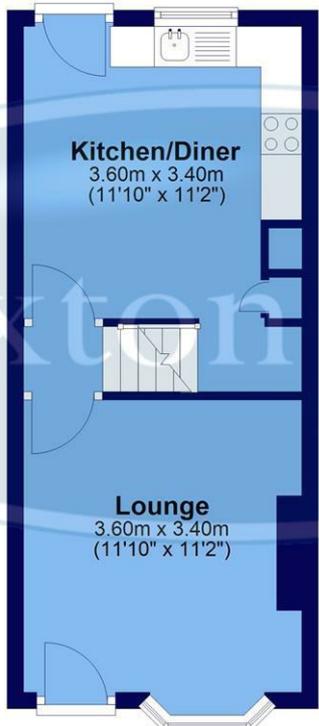
VALUER

Chris Spooner ANAEA

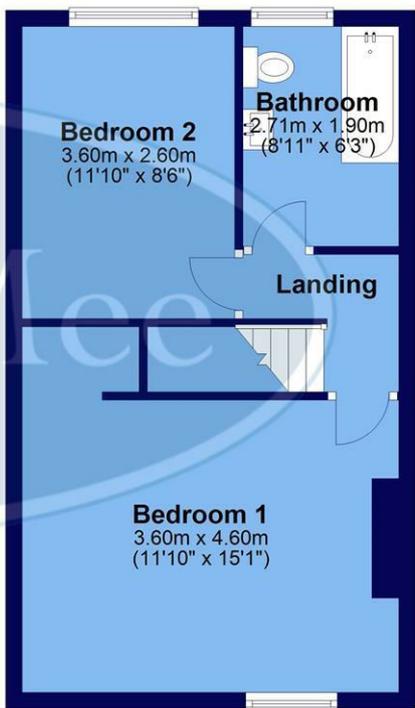
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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.



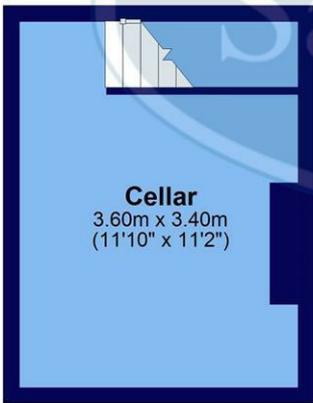
Ground Floor
Approx. 28.0 sq. metres (301.0 sq. feet)



First Floor
Approx. 37.7 sq. metres (405.7 sq. feet)



Cellar
Approx. 15.3 sq. metres (164.6 sq. feet)



Total area: approx. 80.9 sq. metres (871.3 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	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
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	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	