

Saxton Mee

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Roscoe Bank Sheffield S6 5PL
Guide Price £300,000



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PRICE GUIDE £300,000-£325,000 ** FREEHOLD ** Enjoying fabulous views and offering no chain is this spacious, two double bedroom detached bungalow which enjoys a fabulous rear garden and benefits from off-road parking, a garage, uPVC double glazing, a brand new boiler and gas central heating. The property has been well-kept by the current owner but is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

The living accommodation briefly comprises: enter via a front door into the extended entrance porch with access into the entrance hall with storage cupboards and access into the loft space. From the hall, there is access to the lounge, the kitchen, the two bedrooms and the bathroom.

The lounge has a cast-iron multi-fuel stove, which is the focal point of the room and double doors opening to the extended garden room, perfect for taking in the fabulous views and has sliding doors opening onto the garden. The kitchen has a dining area, perfect for enjoying the fabulous views. The kitchen has a range of units with a worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, along with housing for a fridge, freezer and washing machine. There is a side entrance porch.

Both bedrooms are double in size and have front bay windows. The bathroom has a four piece suite including a corner bath, separate shower, WC and wash basin.

- SPACIOUS, TWO DOUBLE BEDROOM BUNGALOW
- LOUNGE & GARDEN ROOM
- KITCHEN WITH DINING AREA
- FOUR PIECE SUITE BATHROOM
- FABULOUS REAR GARDEN
- DRIVEWAY & GARAGE
- EXCITING OPPORTUNITY
- FREEHOLD/NO CHAIN
- POPULAR RESIDENTIAL AREA
- ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

A low wall encloses a front planted garden. Double wrought iron gates open to a driveway which leads to the garage with a new garage door, power and lighting and houses the gas combination boiler (brand new with a five year warranty). The fully enclosed rear garden which is approximately 268 feet long and is mostly laid to lawn. Two garden sheds, a greenhouse and an orchard area to the rear with a plum and apple tree.

LOCATION

Situated in this extremely popular area of Stannington/Rivelin with excellent amenities close-by. Regular public transport. Easy access to Hospitals, Universities, Sheffield City Centre and Motorway links. Beautiful country walks in the Rivelin Valley.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

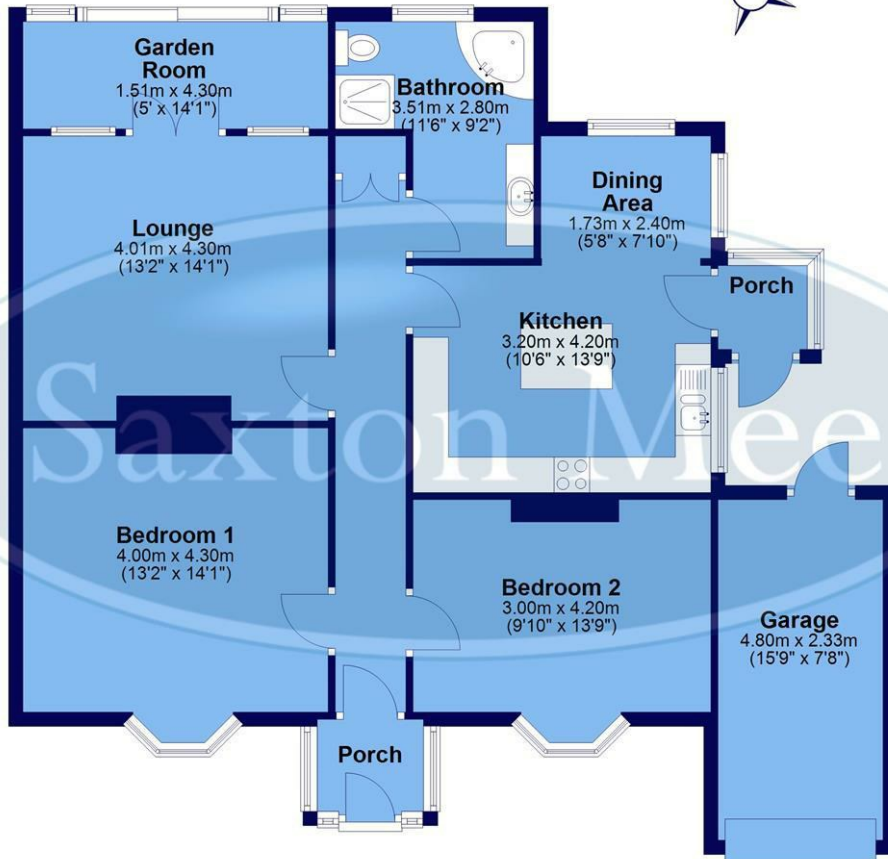
VALUER

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. 105.7 sq. metres (1137.9 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 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		
Not energy efficient - higher running costs	(1-20) G		
		62	74
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		64	75
England & Wales		EU Directive 2002/91/EC	