Saxton Mee

Doe Royd Crescent Sheffield S5 8GB
Guide Price £125,000

St Luke's
Sheffield's Hospice

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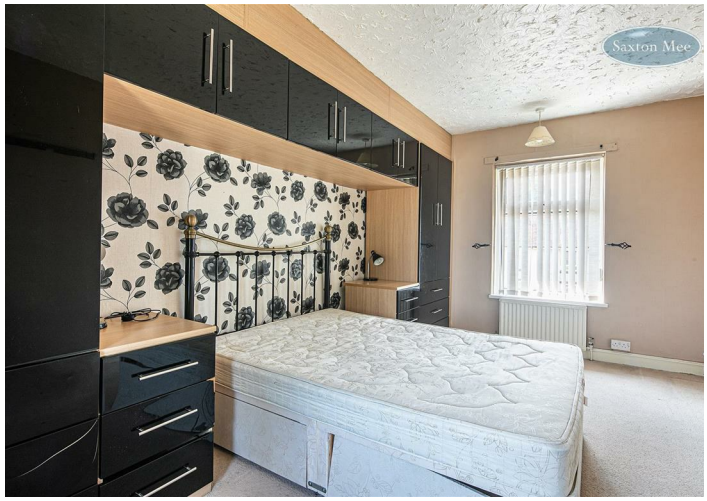
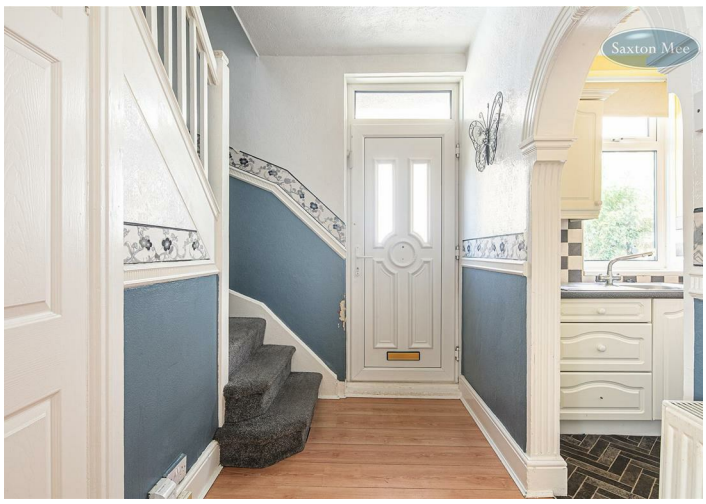
GUIDE PRICE £125,000-£135,000 ** FREEHOLD ** NO CHAIN ** Situated in the popular residential area in the outskirts of Sheffield on Doe Royd Crescent is this two bedroom semi detached property which enjoys a good sized rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises: a side uPVC door opens into the entrance hall with an under stair storage cupboard with shelving. From the hall, there is access to the lounge and an opening through to the kitchen. The well proportioned lounge has windows to the front and rear and a gas fire set in an attractive surround. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a freezer, electric oven, four ring hob with extractor above along with space for a fridge and plumbing for a washing machine.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the two bedrooms and the wet room. The main bedroom is an excellent double with windows to the front and rear, fitted wardrobes and a cupboard which houses the modern gas combination boiler. Bedroom two is to the rear aspect. The wet room has a WC and wash basin.

- TWO BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE
- KITCHEN
- GOOD SIZED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- WET ROOM
- AMENITIES & LOCAL SCHOOLS
- TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- FREEHOLD - NO CHAIN





OUTSIDE

To the front is a lawned garden. Double gates open to a block-paved off-road parking space. To the rear is a fully enclosed garden which is mostly laid to lawn with a seating area and a garden shed.

LOCATION

Situated in the popular residential area in the outskirts of Sheffield on Doe Royd Crescent the property is situated close to an excellent range of local amenities, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Sheffield, Rotherham, Barnsley, nearby train station and local nearby park.

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.

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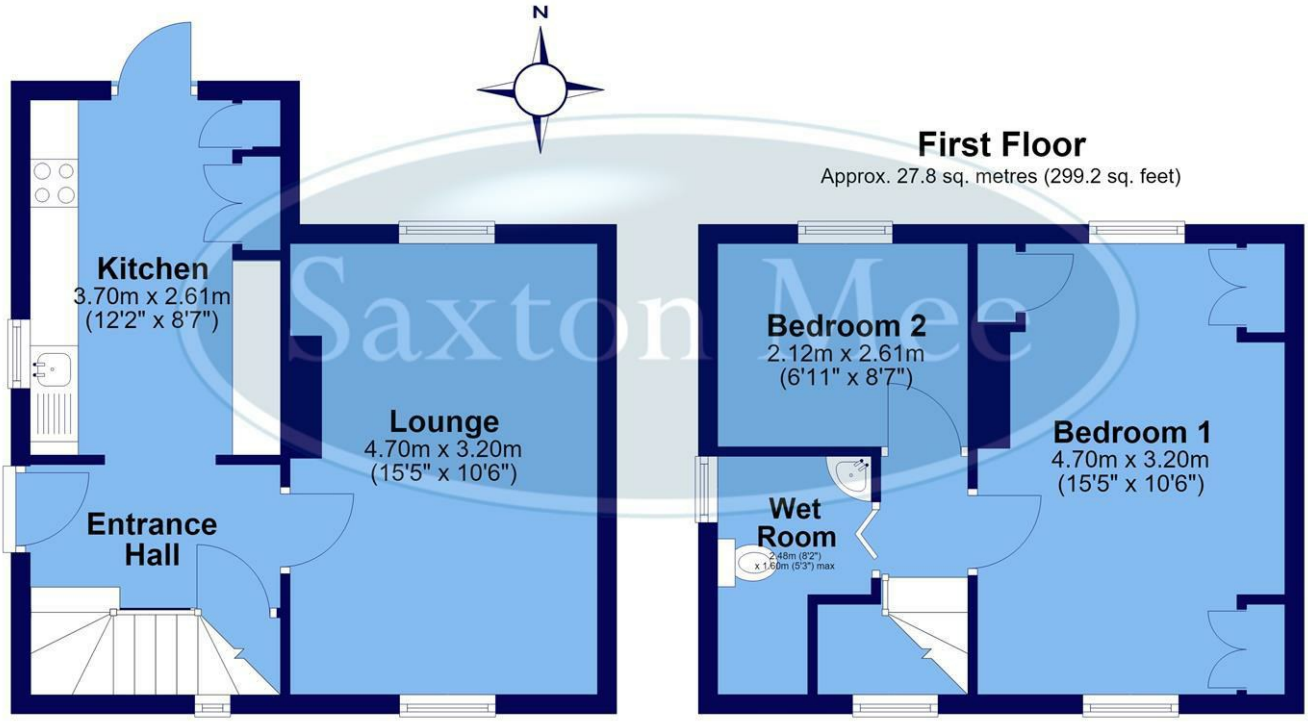
Ground Floor
Approx. 31.7 sq. metres (341.2 sq. feet)



Total area: approx. 59.5 sq. metres (640.4 sq. feet)

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

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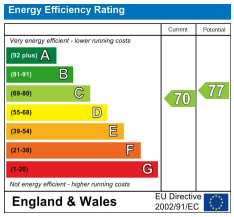

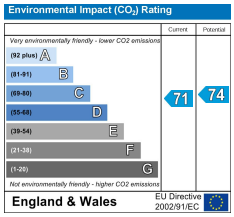

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