

Saxton Mee

Saxton Mee



Cairns Road Crosspool Sheffield S10 5NA
Offers In The Region Of £400,000



Cairns Road

Sheffield S10 5NA

Offers In The Region Of £400,000

**** NO CHAIN ** FREEHOLD ** LARGE PLOT **** Offered to the market for the first time since its construction in the 1970's, situated in this private, tucked away position and ideal for the discerning purchaser to extend, re-develop and improve to their own style is this spacious detached bungalow, which is in need of general modernisation throughout. The property enjoys a substantial plot with gardens to the side and rear, gas central heating, uPVC double glazing and a large double garage, as well as ample off road parking. In brief, the accommodation comprises: an entrance porch opens into the spacious entrance hallway. Dining room with a large front window. Separate kitchen having a range of wall, base and drawer units. Integrated oven, electric hob, space for a fridge and washing machine. Side entrance porch. Well proportioned lounge with dual aspect patio doors opening onto the rear garden and filling the room with natural light. Master bedroom with a large window overlooking the gardens. Good size single bedroom three. Separate WC with wash basin. Bathroom which includes bath with overhead shower, WC and wash basin. Double bedroom two benefiting from fitted wardrobes.

- IN NEED OF MODERNISATION
- LARGE GARDENS TO THE SIDE AND REAR
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- DOUBLE GARAGE
- QUIET AND PRIVATE POSITION
- NO CHAIN





OUTSIDE

To the side and rear are large gardens, mainly laid to lawn offering the discerning purchaser potential to extend this already spacious detached home, without compromising on their outdoor space. Patio seating area to the rear, overlooking the playing fields. A very quiet and private position with mature borders. Workshop adjoining the double garage. Greenhouse. To the front is ample off street parking for three vehicles.

LOCATION

Located in the sought after residential area of Crosspool with an array of local amenities at both Sandygate and Broomhill, regular public transport and easy access to the city centre. Reputable local schools for both primary and secondary pupils. Close proximity to the Universities and Teaching Hospitals. Beautiful country walks close by.

Valuer

Lewis Hughes 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.

Saxton Mee



Total area: approx. 136.6 sq. metres (1470.6 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate. Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs			
		66	82
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		
(55-40)	C		
(35-20)	D		
(15-10)	E		
(5-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		61	78
England & Wales		EU Directive 2002/91/EC	