

Ewden Valley Bolsterstone Sheffield S36 4ZD
Guide Price £240,000

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GUIDE PRICE £240,000-£250,000 ** FOR SALE WITH NO CHAIN AND VACANT POSSESSION ** A rare opportunity has arisen to acquire this spacious three double bedroom, end townhouse located in this delightful setting and having spectacular views over the Ewden Valley. The property enjoys fully enclosed gardens and benefits from an allocated parking space, garage, double glazing and a multi-fuel fire which centrally heats the whole property. The accommodation briefly comprises: storm porch with access to two storage rooms. A door leads into the entrance hall with downstairs cloakroom. Under stair storage cupboard. A separate breakfast kitchen has a range of wall, base and drawer units. Breakfast bar area. Lounge with a multi-fuel fire. Separate dining room with sliding patio doors opening onto the fully enclosed gardens. First floor: a staircase rises to the first floor. A high ceiling fills the space with natural light. Access into two insulated loft spaces. A storage cupboard houses the hot water cylinder. Three double bedrooms, two of which benefit from fitted wardrobes. Bathroom with a white suite and comprising bath with overhead electric shower, WC and wash basin. Electric wall heater.

- A RARE AND EXCITING OPPORTUNITY
- THREE DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE AND GARAGE
- FULLY ENCLOSED REAR GARDEN
- SPECTACULAR VIEWS
- VIEWING RECOMMENDED





OUTSIDE

A gate opens to a front patio which continues down the side of the property to a lawn. A path leads to the fully enclosed rear garden enjoying the spectacular views over the Ewden Valley which is mostly laid to lawn and has a patio area. Allocated parking space. Single garage.

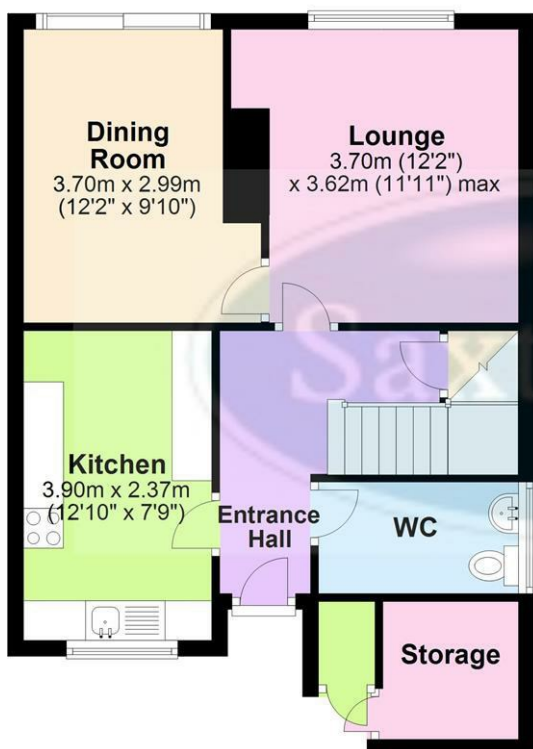
LOCATION

Located in this peaceful area with country walks on the doorstep. Close proximity to More Hall and Broomhead Reservoirs.

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.

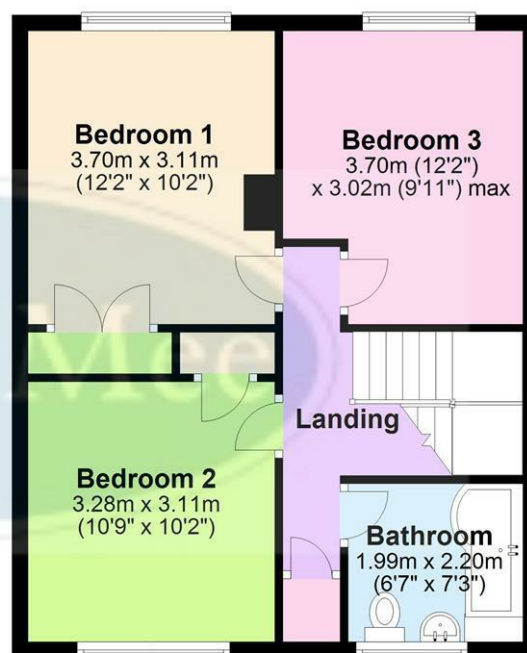
Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 97.7 sq. metres (1051.3 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

