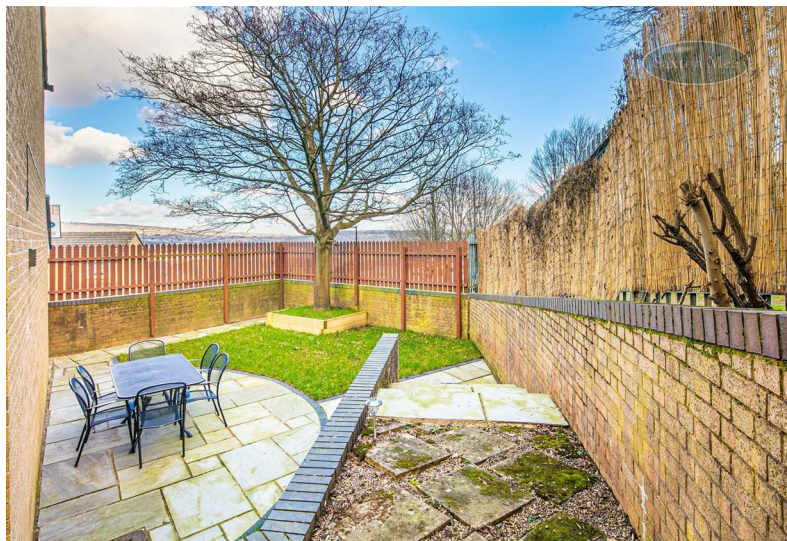


Saxton Mee



Grouse Croft Walkley Sheffield S6 2QU
Guide Price £200,000

St Luke's
Sheffield's Hospice

Grouse Croft

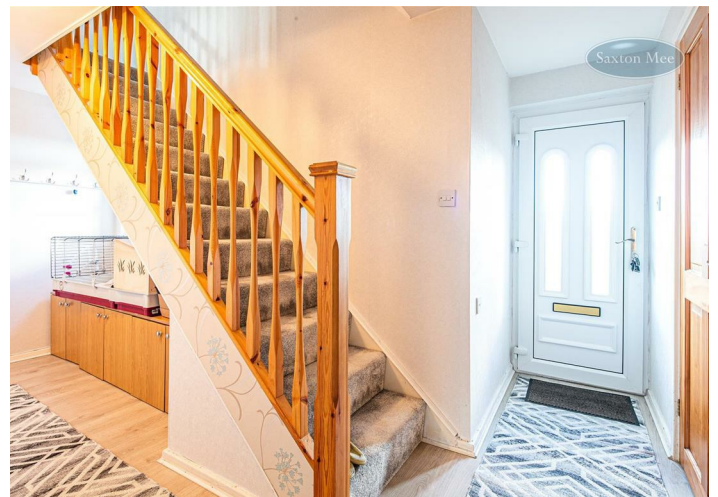
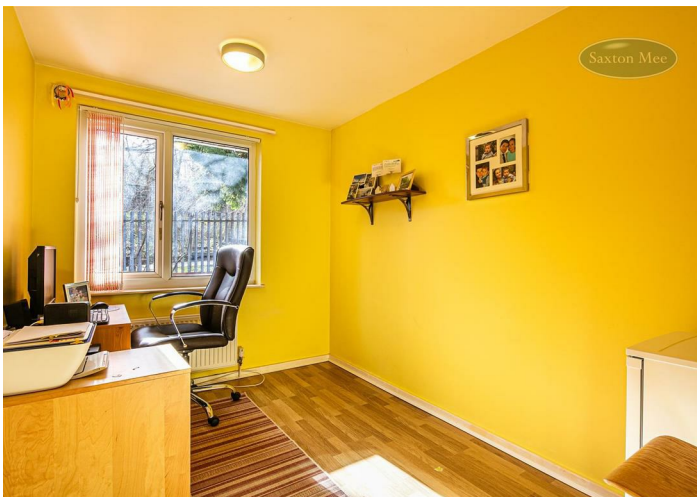
Sheffield S6 2QU

Guide Price £200,000

GUIDE PRICE £200,000-£210,000 ****FREEHOLD**** Located at the head of this quiet cul-de-sac in the popular area of Walkley is this well presented, larger than average, three bedroom semi-detached home. The property benefits from off road parking, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: entrance hallway. Downstairs WC with wash basin and a useful store room housing the washing machine and tumble dryer. Superb, Wren kitchen diner having a modern range of wall, base and drawer units with quartz worksurfaces. Housing for the new boiler. Integrated Bosch appliances including fridge, oven with four ring gas hob over and modern extractor above. Integrated Zanussi dishwasher. Useful downstairs shower room. Well proportioned lounge with attractive flooring, electric fire with a modern surround. Front and rear windows fill the room with natural light. First floor: excellent master bedroom. Good size double bedroom two. Generous single bedroom three. Access into the attic. Useful storage on the landing. Modern family bathroom in addition with a white suite and comprising bath with overhead shower, WC and wash basin.

- MUCH LARGER THAN AVERAGE
- IDEAL FAMILY HOME
- AMPLE OFF ROAD PARKING
- BEAUTIFUL GARDENS TO SIDE AND REAR
- MODERN, STYLISH WREN KITCHEN
- TWO BATHROOMS





OUTSIDE

To the front is a driveway providing ample off road parking. Further on street parking for visitors. Gardens to the side and rear with a patio seating area and lawn, perfect for capturing the afternoon sun. Ideal outdoor space for a young family.

LOCATION

Walkley is a popular residential area, with excellent transport links including bus routes 31, 52, 57 and 95 and easy access to the city centre, universities and teaching hospitals. Close by on South Road are a range of independent shops including bakery, delicatessen, restaurants and bars, as well as an ASDA superstore. Well regarded local schools for both primary and secondary pupils. Country walks just a stones throw away in the Rivelin Valley.

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.



Total area: approx. 95.0 sq. metres (1022.9 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			
(92-91) A			
(81-61) B			
(55-50) C			
(35-48) D			
(23-34) E			
(11-28) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) A			
(81-61) B			
(55-50) C			
(35-48) D			
(23-34) E			
(11-28) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	70	81