

**42 Meadow Grove, Totley, Sheffield, S17 4FE**

A superb opportunity to acquire a nicely proportioned, three double bed roomed semi-detached house enviably located within this highly desirable residential suburb, well served by local amenities, including renowned local schooling, ease of access to the city centre, rail station and Peak Park. Offering a gas fired central heating system, uPVC double glazing and briefly comprising: hall, downstairs WC, kitchen, dining room, living room, music room. First floor landing, three double bedrooms and attractively refurbished shower room, separate WC. Attractive south westerly facing rear garden. Drive and garage. NO CHAIN

Offers around **£240,000**

THE ACCOMMODATION COMPRISES

Reception Hall

UPVC double glazed front door and windows. Central heating radiator and staircase to the first floor. There is also a cloaks cupboard.

Downstairs WC

Having a low flush suite, wash hand basin, radiator. Partial tiling and uPVC double glazed window with translucent glass to the front.

Kitchen

Having a stainless sink unit, fitted unit, working surfaces, gas cooker point, plumbing for a washing machine. Wall mounted Baxi Solo central heating boiler. Radiator. UPVC double glazed window. Double glazed door to the side. Shelved pantry cupboard again with small window within which is housed the electric consumer unit.

Dining Room

With picture rail. UPVC double glazed window to the rear facing bay.

Living Room

Having a tiled fireplace with fitted gas fire. UPVC double glazed windows to the front facing bay. Two radiators. Sliding doors through to the

Music Room

Where there is a radiator. UPVC double glazed windows and stable style French door to the garden fitted during recent years.

First Floor Landing

UPVC double glazed window to the side and front. Airing/linen cupboard housing the lagged hot water cylinder.

Double Bedroom One

Radiator. UPVC double glazed window. Fitted wardrobes.

Double Bedroom Two

Radiator. UPVC double glazed window to the rear.

Double Bedroom Three

With built-in wardrobe/cupboards. Radiator. UPVC double glazed window to the rear.

Shower Room

Having been attractively refurbished during recent years with oversized shower enclosure, thermostatically controlled shower unit working off the domestic hot water system. Suspended wash hand basin. Tiling to the walls complementing the suite. UPVC double glazed window with translucent glass. Towel radiator.

Separate WC

Low level WC with half tiling to the walls and uPVC double glazed window.

Outside

Pleasant mainly lawned front garden with privet hedging while the double width driveway leads in providing ample off-road parking and access to the large concrete sectional garage. The rear garden is undoubtedly an important attribute taking full advantage of the south westerly aspect, with a patio, lawn, herbaceous beds. Excellent garden shed. External lighting and external power points and cold water tap. There is a stunning eucalyptus tree. The property has also had the roof tiles replaced. There is also a small integral store.

Concrete Sectional Garage

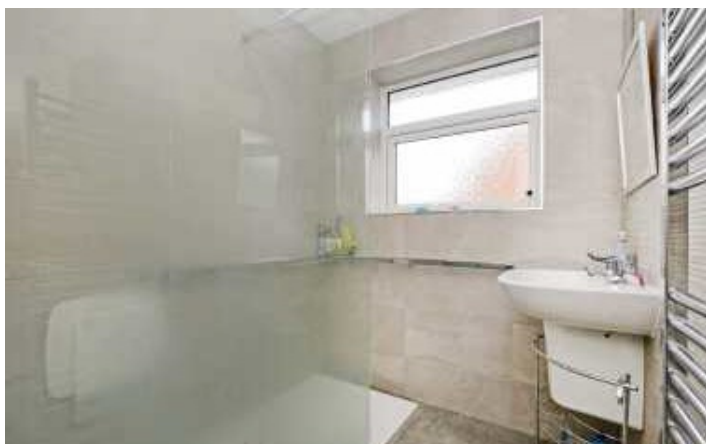
Which has an up and over door, side personnel door, power and light. The garage itself having been erected around 2014.

Valuer

Tim Heaton/ae

Viewing

Strictly by appointment through our Banner Cross office



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	
(1-20) G	
Not energy efficient - higher running costs	
	83
	62
EU Directive 2002/91/EC	
England & Wales	

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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	79
	55
EU Directive 2002/91/EC	
England & Wales	

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Property, properly.

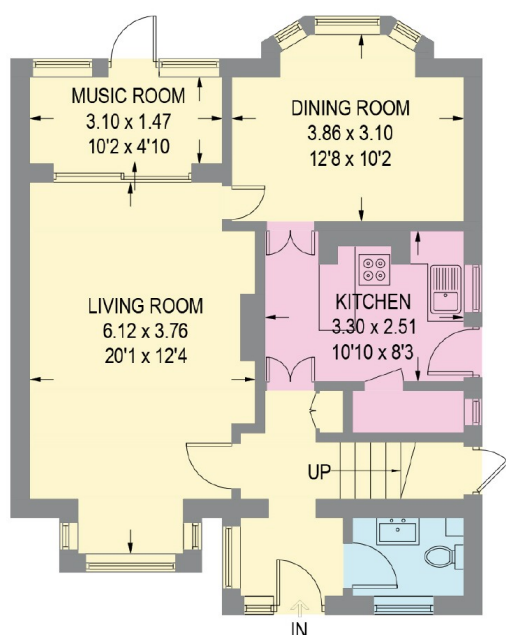
Saxton Mee

42 MEADOW GROVE

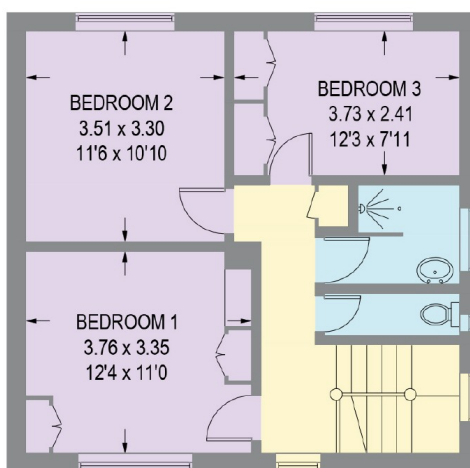
APPROXIMATE GROSS INTERNAL AREA = 110.2 SQ M / 1186 SQ FT

GARAGE = 23.9 SQ M / 257 SQ FT

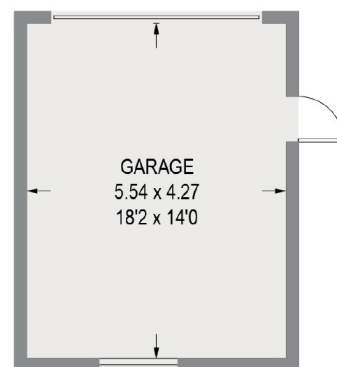
TOTAL = 134.1 SQ M / 1443 SQ FT



GROUND FLOOR
59.8 SQ M / 644 SQ FT



FIRST FLOOR
50.4 SQ M / 542 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

DETACHED GARAGE
23.9 SQ M / 257 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

Banner Cross
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Hathersage
Bakewell
Matlock

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