

Saxton Mee

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66, Lyminster Road, Wadsley Bridge, Sheffield, S6 1HX
Price guide £160,000 to £165,000

St Luke's
Sheffield's Hospice

Lyminster Road

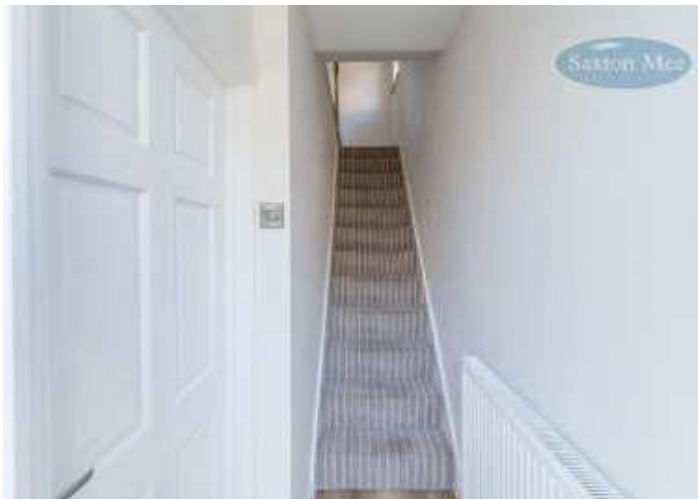
Wadsley Bridge

Price guide £160,000 to £165,000

PRICE GUIDE £160,000-£165,000 ** RECENTLY MODERNISED IS THIS EXTENDED THREE BEDROOM BAY FRONTED SEMI-DETACHED PROPERTY WHICH BENEFITS FROM HAVING A DRIVEWAY, MODERN AND CONTEMPORARY KITCHEN AND ATTRACTIVE VIEWS. The property has been replastered, rewired and has new gas central heating. The property has uPVC double glazing and gas central heating throughout. The accommodation briefly comprises: entrance hall, open plan lounge/dining room with access into the extended modern and contemporary kitchen. First floor: three bedrooms and a newly fitted bathroom.

- RECENTLY MODERNISED
- EXTENDED
- ATTRACTIVE VIEWS
- THREE BEDROOMS
- MODERN KITCHEN
- uPVC DOUBLE GLAZING AND NEW GAS CENTRAL HEATING





Outside: To the front is a garden with driveway to the side. Access leads to the fully enclosed rear garden which is mostly laid to lawn. Garden shed.

Located in this popular residential area of Wadsley Bridge with excellent local amenities close by including a newly built Sainsburys. Regular public transport links. Easy access to Sheffield city centre, central Hospitals and Universities.

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.

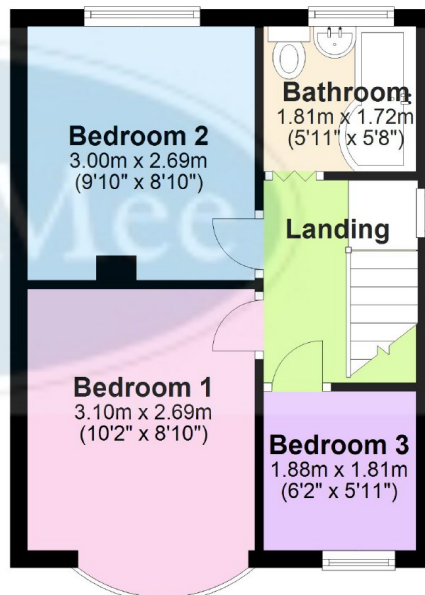
Ground Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.5 sq. feet)



Total area: approx. 66.6 sq. metres (716.9 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

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82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(10-100) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			