

Saxton Mee



**121 Smithy Moor Avenue, Stocksbridge, Sheffield,
S36 1FH**
Price guide £145,000 to £155,000

St Luke's
Sheffield's Hospice

121 Smithy Moor Avenue

Stocksbridge

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PRICE GUIDE £145,000-£155,000 ** FREEHOLD **

Situated near the end of this cul de sac is this three bedroom semi detached property which benefits from attractive and elevated views to the rear, uPVC double glazing and gas central heating throughout. The accommodation briefly comprises: a front uPVC entrance door opens into the entrance hall. Well proportioned open plan lounge/dining room with electric fire, wood effect laminate flooring and windows to both front and rear filling the room with natural light. Separate kitchen having a range of wall, base and drawer units, integrated oven, four ring gas hob and extractor hood, integrated dishwasher and housing for a washing machine and fridge freezer. Under stair pantry housing the gas boiler.

- **VIEWING ADVISED**
- **FAMILY ACCOMMODATION**
- **THREE BEDROOMS**
- **POPULAR AREA**
- **OFF ROAD PARKING**
- **ELEVATED VIEWS TO THE REAR**





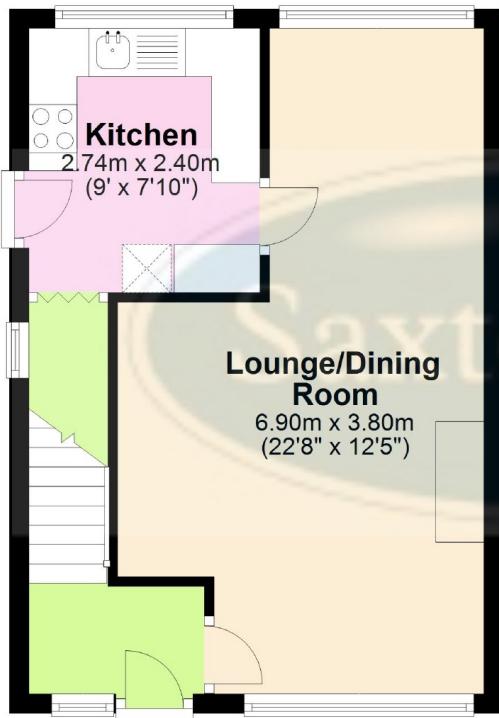
First floor landing: access into the partly boarded and insulated loft space. Storage cupboard. Three bedrooms, the master benefiting from fitted wardrobes. Bathroom with shower over bath, WC and wash basin.

Outside: a low wall encloses the tiered front garden with lawn and attractive planted borders. Steps and a driveway leads to the rear garden which includes a lawn again with attractive borders, patio and fencing to three sides. Garden shed.

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.

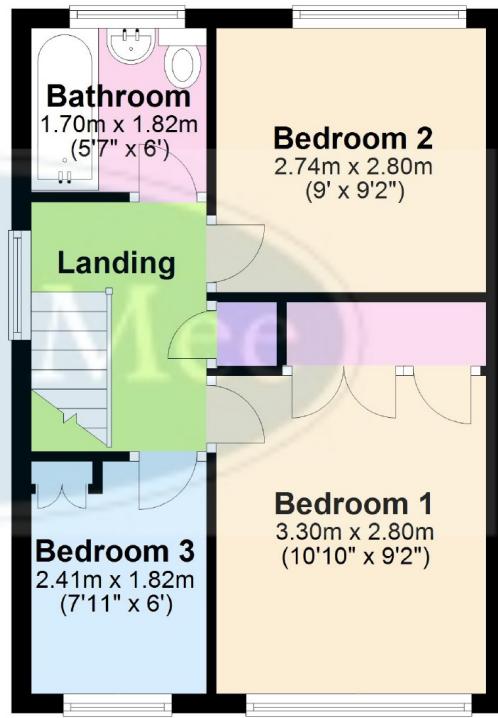
Ground Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 65.1 sq. metres (700.5 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.

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