



27 Owlings Place, Wisewood, Sheffield, S6 4WQ
Price guide £170,000 to £180,000

27 Owlings Place

Wisewood

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PRICE GUIDE £170,000-£180,000 Benefiting from a driveway and an excellent size detached garage is this well presented, three bedroom, semi detached property which also benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: entrance hall with under stair storage cupboard. Lounge with a multi fuel burner set in the chimney breast. Separate, brand new fitted dining kitchen having a range of wall, base and drawer units, integrated electric oven, four ring hob and extractor hood, housing for a fridge freezer. Rear entrance lobby with access to a storage cupboard with housing and plumbing for a washing machine and houses the wall mounted gas boiler. Downstairs WC. First floor: access into the useful loft space. Three bedrooms, one currently used as a dressing room. Modern bathroom including a shower over the bath.

- ATTRACTIVE VIEWS
- BRAND NEW FITTED KITCHEN
- DRIVEWAY
- GARAGE





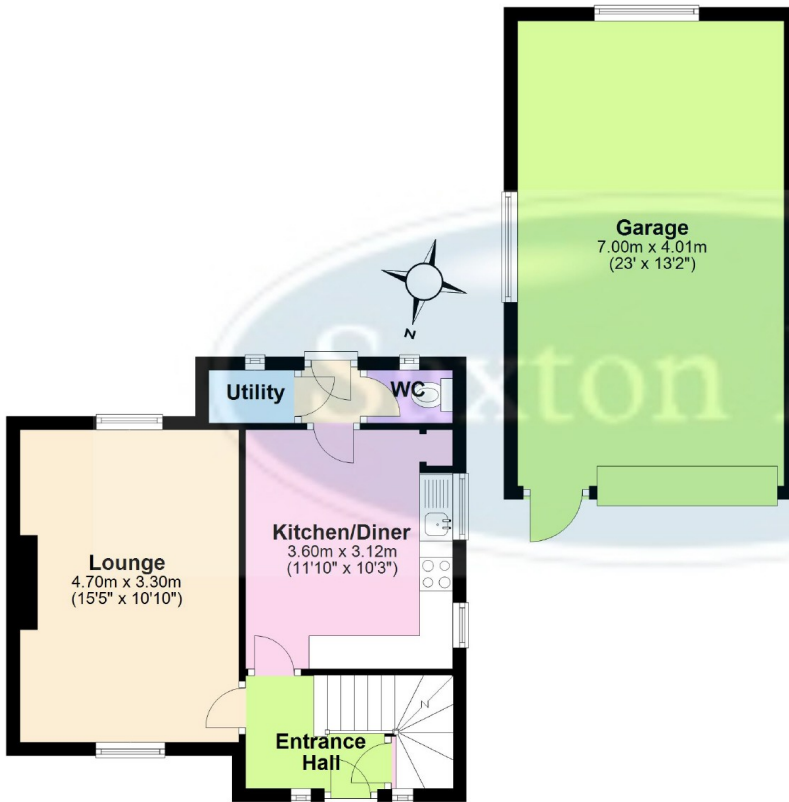
Outside: Wrought iron gates open to a driveway providing off road parking for up to three cars with a garden area to the side. A gate opens to the fully enclosed rear garden including a patio and slate chipped area with a gate opening to a lawn garden and further large patio to the rear. Access to the large detached garage with up and over door and further side door.

Situated in this popular residential area of Wisewood with excellent local amenities close by. Regular public transport. 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. 64.2 sq. metres (691.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 97.0 sq. metres (1043.6 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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(50-100) A		
(35-49) B		
(20-34) C		
(10-19) D		
(5-9) E		
(1-4) F		
(0) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	