

Saxton Mee



381a Fox Hill Road, Fox Hill, Sheffield, S6 1BG
Offers around £160,000 to £170,000

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Situated on this attractive size plot and benefiting from a double width driveway and a garage is this extended, three bedroom semi detached property. Also benefiting from uPVC double glazing and gas central heating throughout including a newly fitted gas combination boiler. The accommodation briefly comprises: a uPVC side entrance door opens into the breakfast kitchen having a range of wall, base and drawer units, integrated oven, five gas ring hob and extractor hood, housing and plumbing for a washing machine. Storage cupboard under the stairs housing the boiler. Extended, open plan lounge/dining room with gas fire and uPVC French doors opening onto the rear garden. From the dining room a sliding door leads into the garden room benefiting from air conditioning, uPVC French doors a brand new roof.

- LARGER THAN AVERAGE ACCOMMODATION
- ATTRACTIVE VIEWS
- THREE BEDROOMS
- DOUBLE WIDTH DRIVEWAY
- GARAGE





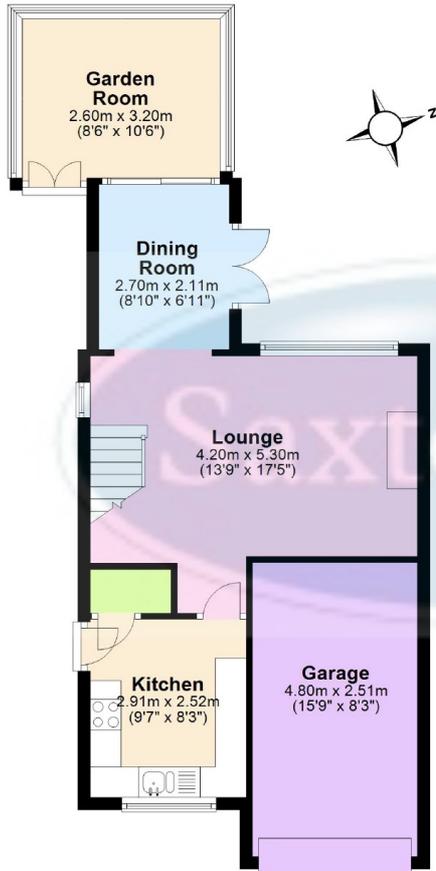
First floor: access into the useful loft space. Three bedrooms and a bathroom including shower over bath, WC, wash basin and useful storage cupboard.

Outside: to the front is a double width driveway providing off road parking for two cars and which leads to the single garage with up and over door, electric and lighting. Front lawn garden with attractive planted borders. A gate opens to a path leading to the side entrance door and continues to the side garden and patio. Garden shed. Rear garden with patio area. Located in this popular residential area with excellent local amenities near by. Regular public transport links. Easy access to Sheffield city centre, 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.

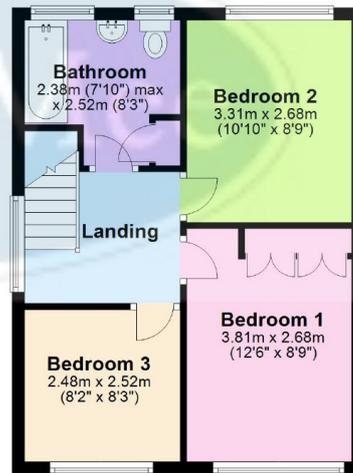
Ground Floor

Approx. 55.2 sq. metres (594.7 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 93.5 sq. metres (1006.2 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	A		
(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			
EU Directive 2002/91/EC		65	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(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			
EU Directive 2002/91/EC		60	76