

Saxton Mee

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25 Springvale Walk, Sheffield, S6 3GY
Price guide £135,000 to £145,000

St Luke's
Sheffield's Hospice

25 Springvale Walk

Price guide £135,000 to £145,000

PRICE GUIDE £135,000-£145,000 **NO CHAIN ** FREEHOLD** Ideal for a first time buyer is this much larger than average two bedroom, two bathroom end of terrace located in this sought after and convenient location. Benefiting from uPVC double glazing and gas central heating. In brief, the living accommodation comprises: entrance hall leads into the spacious hallway. Well proportioned lounge with feature fireplace and large window filling the room with natural light. Large under stair storage. Kitchen having a range of wall, base and drawer units, integrated oven, four ring gas hob and extractor, space and plumbing for a washing machine, dishwasher and fridge freezer. First floor: two good size double bedrooms. Shower room. Bathroom including bath with shower attachment. Separate WC.

- AMPLE ON STREET PARKING
- NO CHAIN
- TWO DOUBLE BEDROOMS
- FREEHOLD
- QUIET LOCATION





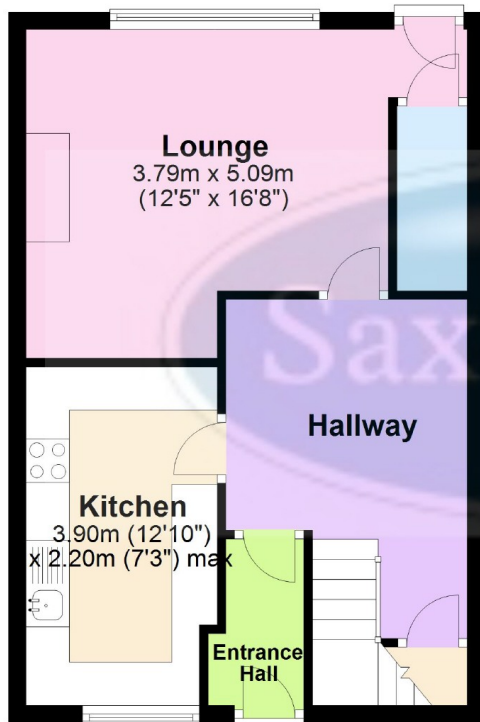
Outside: ample on street parking. To the rear is a low maintenance garden with paved and pebbled areas.

Located on this quiet backwater position. Close by are the excellent amenities in Crookes including butchers, bakers, greengrocers, florists, beauty salons, Sainsbury's local and Co-op supermarkets. Regular public transport links. Good local schools. Close to Sheffield City Centre, Universities and Hospitals. Tesco Supermarket.

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.

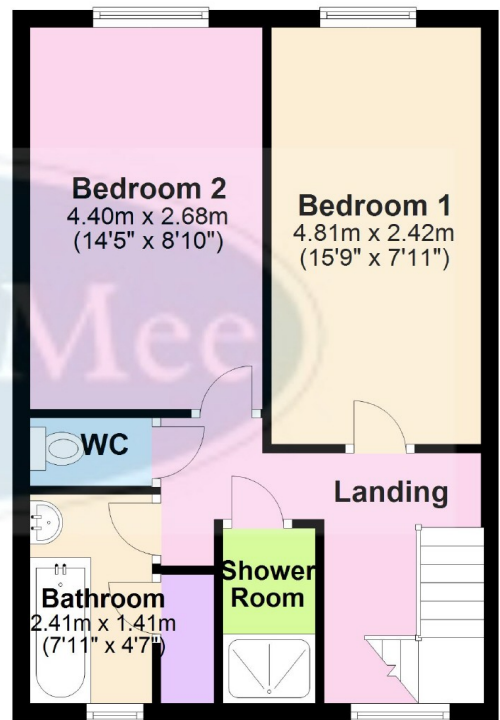
Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 80.7 sq. metres (868.2 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

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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 A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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 A (10-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	