

Saxton Mee



**Ashtree Gardens Millhouse Green Sheffield S36 9AD**  
**Price Guide £265,000**

**St Luke's**  
Sheffield's Hospice

# Ashtree Gardens

Sheffield S36 9AD

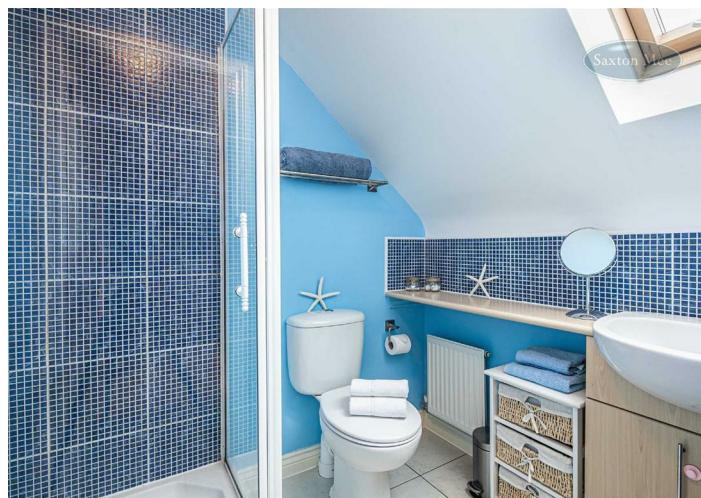
**Price Guide £265,000**

PRICE GUIDE £265,000-£275,000 \*\* IDEAL FAMILY HOME \*\*

Situated on this popular estate in the highly commutable location is this extremely well presented four bedroom/two bathroom semi detached property. Benefiting from two driveways, garage, fully enclosed rear garden, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: entrance hall and downstairs WC. Family room. Fantastic kitchen/diner having a modern range of wall, base and drawer units, integrated double oven, four ring hob and extractor hood, housing and plumbing for a washing machine, ample space for a dining table and chairs and a door opening onto the rear garden. Well proportioned lounge with Velux windows and French doors opening onto the rear filling the room with natural light. First floor: three good size bedrooms. Family bathroom including shower over the bath, WC and wash basin. Second floor: superb master bedroom benefiting from a dressing area and en suite including shower cubicle, WC and wash basin set in a vanity unit.

- VIEWING RECOMMENDED
- IDEAL FAMILY HOME
- DRIVEWAY
- GARAGE
- FOUR BEDROOMS
- TWO BATHROOMS





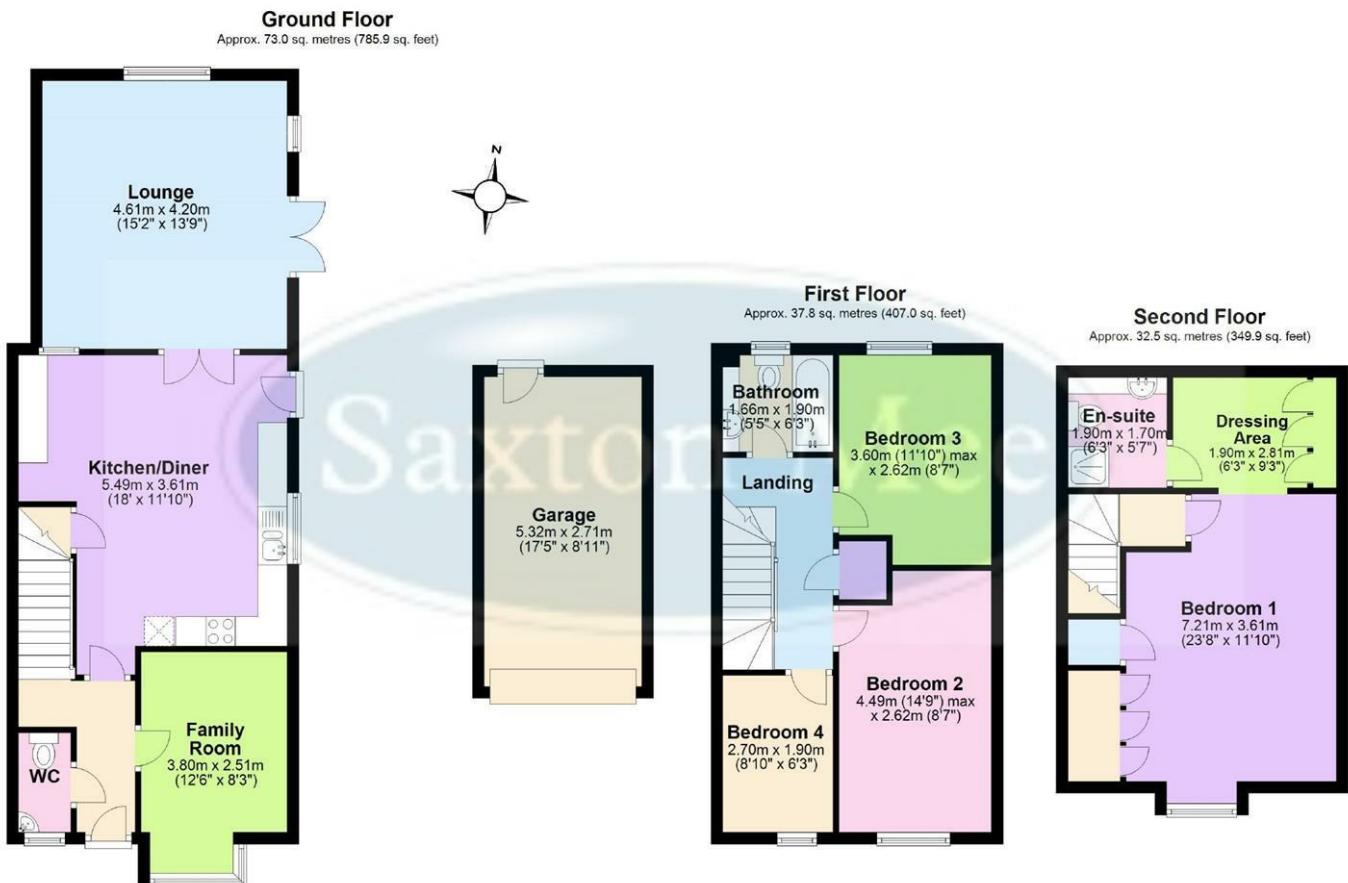
## OUTSIDE

A driveway, garage with a further driveway to the side. To the rear is a good size garden, mainly laid to lawn with an abundance of plants and shrubs, raised patio area perfect for outside dining and entertaining.

## LOCATION

Located in the village of Millhouse Green a small shop near the centre sells freshly made food and a small selection of groceries. There is also the Millhouse Institute, a village hall that plays host to small events and has a crown green bowling square and tennis court at the rear. There is also a pub, the Blacksmiths and further out from the centre are Windmill Nurseries and Avid Farm Shop which both have cafes. The village is home to Millhouse Primary School. Country Walks.

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.



**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](http://www.saxtonmee.co.uk)



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Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current Potential
(B1-B1) B	78
(B2-B3) C	87
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	Current Potential
(B1-B1) B	77
(B2-B3) C	85
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC