

# Saxton Mee



Main Road Darnall Sheffield S9 4QG  
Price £99,950

## Main Road

Sheffield S9 4QG

Price £99,950

Ideal for a first time buyer or buy-to-let investor alike is this three bedroom mid terraced property in Darnall. The property is located in a highly convenient location within close proximity to the motorway network and Meadowhall Shopping Centre. Benefiting from uPVC double glazing and gas central heating throughout. In brief the accommodation comprises: Bay windowed lounge. Dining room. Cellar ideal for storage. Off shot kitchen with integrated oven, gas hob with extractor hood above. Space for a washing machine and fridge/freezer. First floor: Master bedroom with storage over the stairs. Modern family bathroom with bath, wash basin and W.C. Good sized bedroom two. A further staircase rises to the spacious attic bedroom three.

- IDEAL FIRST HOME
- CLOSE TO LOCAL AMENITIES
- VIEWING ESSENTIAL
- REGULAR PUBLIC TRANSPORT
- INVESTMENT OPPORTUNITY





## **OUTSIDE**

To the front is a courtyard setting the property back from the road and steps rise to the front door. To the rear is a courtyard style garden with brick built outhouse.

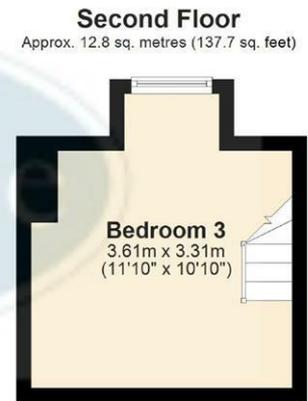
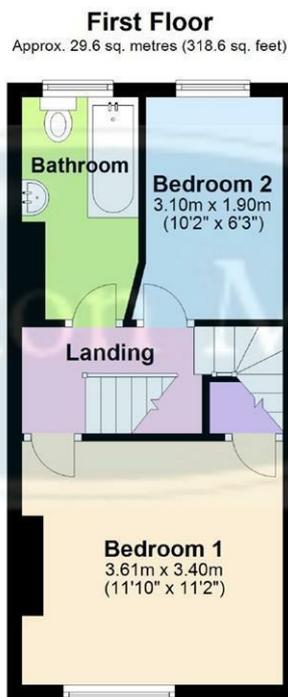
## **TENURE**

**NOTE** - The property is currently leasehold and has approximately 80 years remaining, with a minimal ground rent payable. The vendor is in the process of buying the **FREEHOLD**, which on completion will transfer to the new owner.

## **LOCATION**

Good local amenities close-by in Darnall. Regular public transport. Easy access to motorway links and Meadowhall shopping centre.

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.**



Total area: approx. 77.5 sq. metres (833.8 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](http://www.saxtonmee.co.uk)



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92-91) <b>A</b>                            |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC | 87      | 62        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (81-91) <b>A</b>  |                         |         |           |
| (61-80) <b>B</b>  |                         |         |           |
| (41-60) <b>C</b>  |                         |         |           |
| (21-40) <b>D</b>  |                         |         |           |
| (1-20) <b>E</b>   |                         |         |           |
| (1-20) <b>F</b>   |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC | 55      | 85        |