

Saxton Mee



Mona Road Crookes Sheffield S10 1NF
Price Guide £250,000

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PRICE GUIDE £250,000 - £260,000 Located in this sought after location is this exceptionally well presented, effectively extended, four bedroom mid-terrace. With accommodation set over four levels this property has more space than meets the eye. The property benefits from uPVC double glazing and gas central heating. In brief, the accommodation comprises: an entrance door opens into the lounge with attractive fire place. Separate good size dining room. Off shot kitchen with a modern range of wall, base and drawer units, integrated dishwasher, fridge freezer, double oven and five ring gas hob, space and plumbing for a washing machine. Basement: multi purpose room/bedroom four. First floor: two bedrooms and a family bathroom with modern three piece suite including bath with shower over. Second floor : attic bedroom three.

- VIEWING ESSENTIAL
- SOUGHT AFTER LOCATION
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
- FOUR BEDROOMS
- GAS CENTRAL HEATING





OUTSIDE

A low stone wall encloses the forecourt. A path leads to the front entrance door. To the rear is private rear garden with gravelled and patio area. Garden shed.

LOCATION

The property is located in the popular residential area of Crookes having excellent local amenities. Reputable local schools. Regular public transport links. Within close proximity to universities, central hospital and Sheffield City Centre.

VALUER

Lewis Hughes MNAEA

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. 103.2 sq. metres (1110.9 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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Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(69-54)	E		
(51-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		60	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(59-50)	C		
(45-40)	D		
(39-34)	E		
(21-18)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		52	79