

Saxton Mee

Saxton Mee



Saxton Mee



Saxton Mee

Hill Top Rise Grenoside Sheffield S35 8PD
Price Guide £275,000



Hill Top Rise

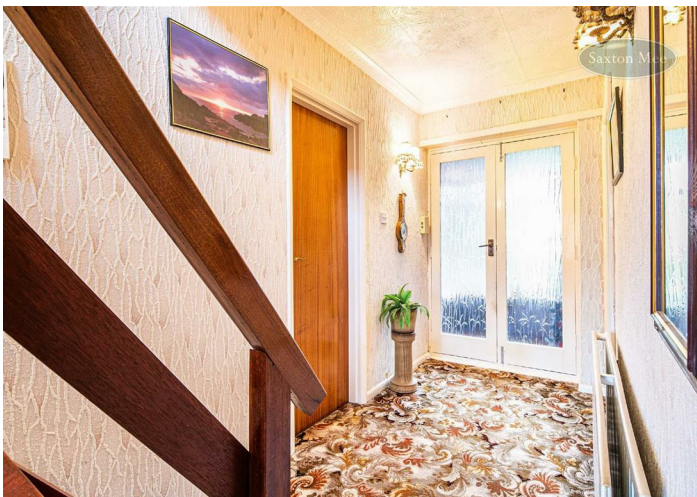
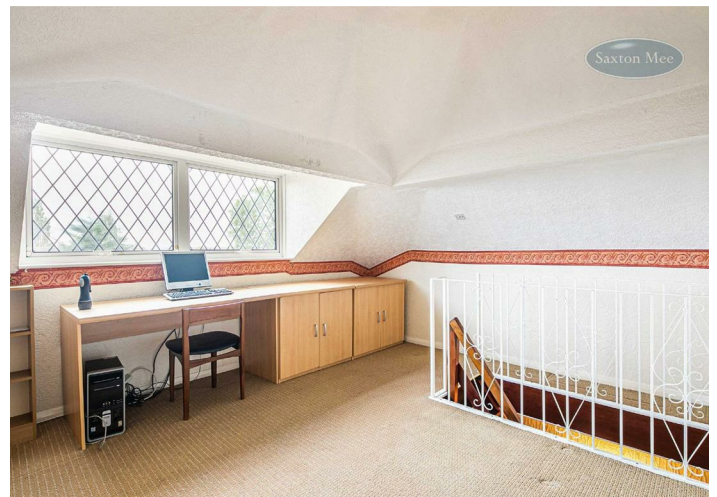
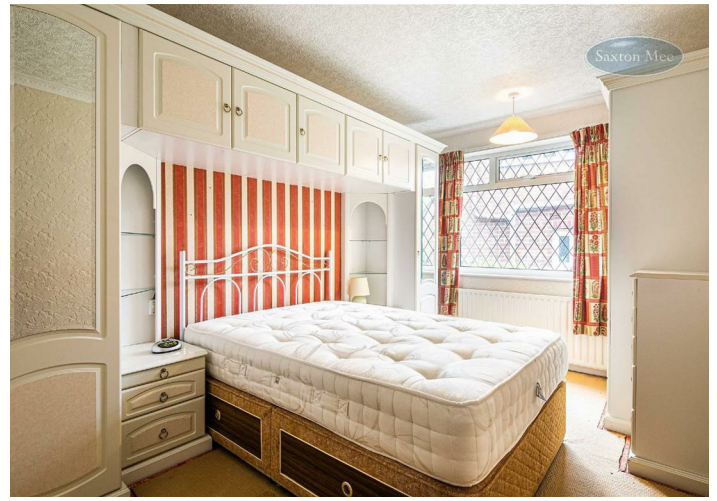
Sheffield S35 8PD

Price Guide £275,000

PRICE GUIDE £275,000-£285,000 ** NO CHAIN ** FREEHOLD ** SOUTH WESTERLY FACING GARDENS ** Situated on this quiet cul de sac position on an excellent size plot is this two/three bedroom detached, dormer bungalow. Benefiting from a driveway, detached garage, gardens to both front and rear, uPVC double glazing and gas central heating throughout. The accommodation briefly comprises: storm porch, extended entrance porch and a entrance hall with steps up to occasional bedroom three/study with a storage cupboard giving access into ample storage in the eaves. Excellent size, extended lounge/dining room with electric fire and sliding patio doors. Separate good size kitchen having a range of wall, base and drawer units, integrated fridge and freezer, housing and plumbing for a washing machine and a wall mounted modern gas boiler. Two double bedrooms, the master currently used as a second living room. Four piece suite bathroom including bath, separate shower cubicle, WC and wash basin.

- ATTRACTIVE VIEWS
- NO CHAIN
- EXCELLENT PLOT
- VIEWING ESSENTIAL
- GARAGE
- OFF ROAD PARKING





OUTSIDE

A low wall encloses a front lawn garden with attractive planted borders. Block paved driveway providing off road parking which leads down the side of the property via wrought iron gates to the good size, detached garage with electric and lighting. A gate opens to the fully enclosed, south westerly facing rear garden which is mainly laid to lawn with attractive planted borders. Excellent size patio area perfect for outside dining.

LOCATION

Access to a coal house providing useful outside storage. Close by are excellent amenities including shops. Regular public transport. Good local schools. Easy access for motorway connections.

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. 97.2 sq. metres (1045.8 sq. feet)



First Floor
Approx. 21.4 sq. metres (229.9 sq. feet)



Total area: approx. 118.5 sq. metres (1275.7 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		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-49)	C		
(39-34)	D		
(21-38)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		59	78