

Saxton Mee



Monteney Road Ecclesfield Sheffield S5 9DU
Offers In The Region Of £140,000

St Luke's
Sheffield's Hospice

Monteney Road

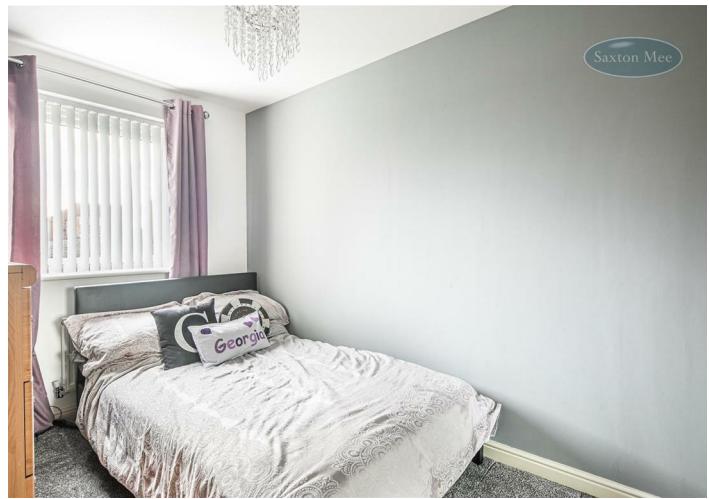
Sheffield S5 9DU

Offers In The Region Of £140,000

A recently built, two bedroom semi detached property, still retaining part of its 10 year new build guarantee and benefiting from off road parking for two cars, uPVC double glazing and gas central heating throughout. In brief, the living accommodation comprises: an entrance door leads into the entrance hall. Lounge with under stair storage cupboard. Modern kitchen diner having a range of wall, base and drawer units, integrated electric oven, four ring hob and extractor hood above, housing and plumbing for a washing machine, space for fridge freezer and ample space for a dining table and chairs, uPVC French doors open onto the rear garden and fill the room with natural light. Downstairs WC. First floor: access into the partly boarded loft space. Two good size bedrooms and a bathroom which includes a bath with shower over, WC and wash basin.

- WELL PRESENTED ACCOMMODATION
- VIEWING RECOMMENDED
- OFF ROAD PARKING
- DOWNSTAIRS WC
- MODERN KITCHEN





OUTSIDE

To the front is a a gravelled drive provides off road parking for two cars, a central path to the front entrance door and a lawn garden. A gate opens to a fully enclosed rear garden with good size patio and a lawn garden, fencing to three sides.

LOCATION

Located on this popular estate with excellent shops, supermarkets, amenities, good schools and transport links making it an ideal location to be based. The M1/M18 motorway network and Meadowhall are also a short drive away.

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.

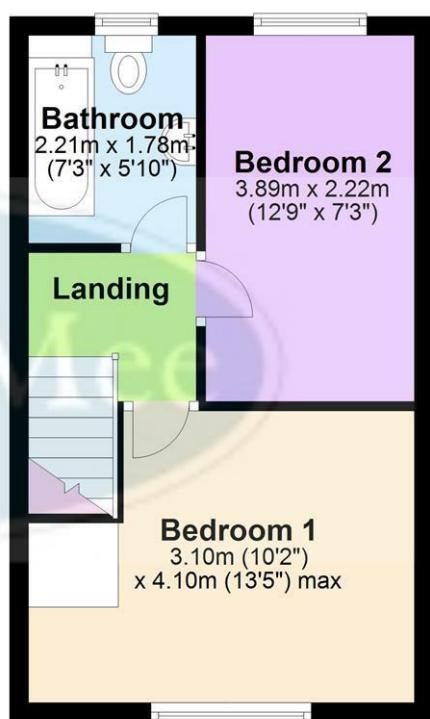
Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 58.2 sq. metres (626.6 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



onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(A) plus A	96	96
(B) plus B	82	82
C	82	82
D	82	82
E	82	82
F	82	82
G	82	82

Not energy efficient - higher running costs

EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	96
(A) plus A	96
(B) plus B	82
(C) plus C	82
(D) plus D	82
(E) plus E	82
(F) plus F	82
(G) plus G	82

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	
(A) plus A	
(B) plus B	
(C) plus C	
(D) plus D	
(E) plus E	
(F) plus F	
(G) plus G	

Not environmentally friendly - higher CO₂ emissions