

Saxton Mee



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Top Side Grenoside Sheffield S35 8RD
Price Guide £300,000

St Luke's
Sheffield's Hospice

Top Side

Sheffield S35 8RD

Price Guide £300,000

PRICE GUIDE £300,000-£325,000 An exciting opportunity has arisen to acquire this beautifully presented, three bedroom, stone built cottage situated on this peaceful lane in Grenoside. Enjoying a stunning outlook the property is filled with charm, character and a host of original features combined with a modern twist. The property benefits from new uPVC double glazed windows, a gated driveway providing an off road parking space and gas central heating throughout. In brief, the living accommodation comprises: a new stable oak door opens into the entrance hall where the original features begin, a fitted cupboard houses the combination boiler and five uPVC double glazed windows with original stone window sills. The hub of the house is the stunning open plan lounge/dining room the focal point of this room is the original brick chimney breast with cast iron multi fuel stove, new Kardean flooring and numerous uPVC windows and doors flood the room with natural light. Utility room with wood effect work surfaces, space and plumbing for a washing machine and tumble dryer. Modern kitchen having a range of wall and base units, integrated double oven with four ring ceramic hob and extractor. First floor: superb master bedroom with cast iron fireplace. Bedroom two with front facing window and window seat. Family bathroom with a white suite comprising panelled bath with shower attachment, wash basin set in a vanity unit and WC. Bedroom three is annexe accessed via an attractive uPVC double glazed door and benefits from an en suite shower room and store room.

- VIEWING RECOMMENDED
- BEDROOM THREE ANNEXE ACCOMMODATION
- MANY ORIGINAL FEATURES
- CHARMING ACCOMMODATION
- OFF ROAD PARKING
- NEW uPVC DOUBLE GLAZING
- NEW KARDEAN FLOORING TO LOUNGE/DINING ROOM
- AWAITING EPC





OUTSIDE

To the front of the property are wrought iron gates that open onto a fully enclosed gravelled off road parking space with a path that leads to a beautifully landscaped garden having an array of mature shrubs and plants. Delightful stone flagged patio area and two good sized lawn areas.

LOCATION

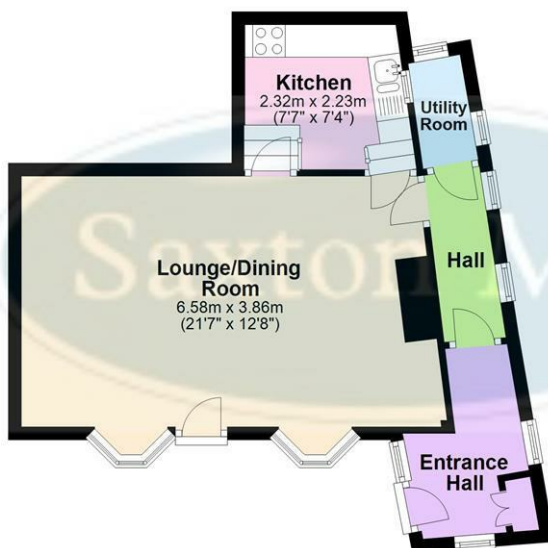
The property benefits from being in the popular residential area of Grenoside within close proximity to all local village amenities and easy access to the motorway links.

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. 39.2 sq. metres (421.6 sq. feet)

First Floor
Approx. 30.2 sq. metres (325.2 sq. feet)

Bedroom 3/Garage
Approx. 15.1 sq. metres (162.3 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	69