

Saxton Mee



Fern Road Walkley Sheffield S6 5AX
Offers In The Region Of £320,000



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Sheffield S6 5AX

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**** FREEHOLD **** An internal inspection is highly recommended to appreciate the accommodation on offer here within this fantastic three bedroom, detached family home, situated in the sought after and convenient location of Walkley. The property benefits from uPVC double glazing and gas central heating throughout. In brief, the spacious and well presented accommodation set over three levels briefly comprises: entrance hall. Lounge with a large bay window filling the room with natural light, the focal point of the room is the stunning fireplace and attractive flooring. The hub of the house is the fabulous kitchen having a range of wall, base and drawer units, integrated oven, four ring hob and extractor, the room flows into the extended dining room with two Velux roof lights and bi fold doors opening on to the rear garden. First floor: excellent bedroom one. Good size single bedroom two. Bathroom with a white suite and comprising bath with shower attachment, WC and wash basin. Second floor: superb attic bedroom benefiting from a range of wardrobes.

- IDEAL FAMILY HOME
- EXTREMELY WELL PRESENTED
- SPACIOUS ACCOMMODATION
- OFF ROAD PARKING
- TWO GARAGES





OUTSIDE

A driveway provides off road parking and leads to two garages. A lawn garden with sets the property back from the road. To the rear is a well established tiered garden including an artificial lawn, seating area, lawn garden with an abundance of plants and shrubs.

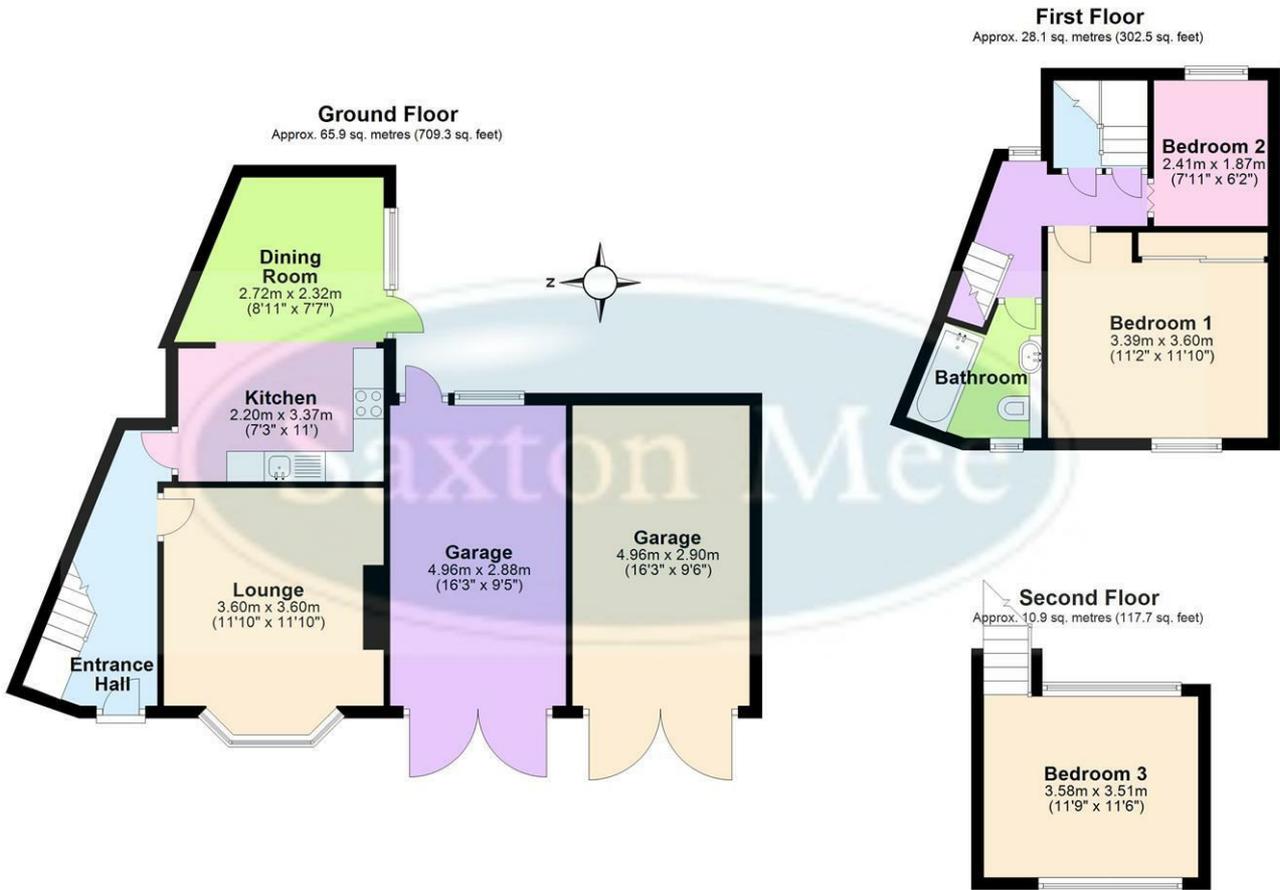
LOCATION

A short distance to Rivelin Valley enjoying attractive walks and a cafe. Local shops, good schools and easy access to public transport.

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. 104.9 sq. metres (1129.5 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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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	53

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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		