

# Saxton Mee



**Mowson Crescent Worrall Sheffield S35 0AG**  
**Price Guide £315,000**



## Mowson Crescent

Sheffield S35 0AG

**Price Guide £315,000**

GUIDE PRICE £315,000 - £325,000 \*\* NO CHAIN \*\* Located in the extremely popular residential of Worrall and situated on this cul de sac is this three bedroom, bay fronted semi detached property. Enjoying a fully enclosed rear garden the property benefits from a driveway, garage, uPVC double glazing and gas central heating throughout. The living accommodation briefly comprises: uPVC doors open into the entrance hall. Storage cupboards. Fabulous, through lounge and dining room benefiting from front and rear bay windows which fill the room with natural light. Separate, extended kitchen with numerous windows allowing lots of natural light in. A range of wall, base and drawer units. Integrated oven, four ring hob, housing and plumbing for a washing machine. Wall mounted, modern gas boiler. Under stair pantry and side uPVC entrance door. First floor: excellent master bedroom benefiting from fitted wardrobes. Double bedroom two again benefiting from fitted wardrobes. Bedroom three. Bathroom with a suite comprising bath with overhead shower, WC and wash basin.

- NO CHAIN
- IDEAL FAMILY HOME
- SPACIOUS ACCOMMODATION
- THREE BEDROOMS
- VIEWING RECOMMENDED







**OUTSIDE**

To the front a low wall encloses a lawn garden with attractive planted borders. A block paved driveway leads to the garage with electric and lighting and leads through to the fully enclosed, well kept rear garden mostly laid to lawn with a patio. A path leads to the rear of the garden where you will find a greenhouse and garden shed.

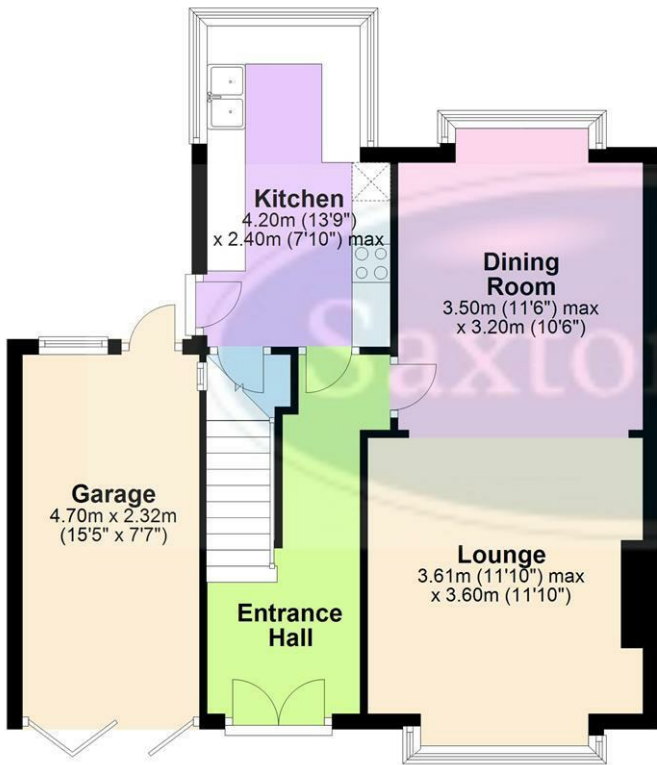
**LOCATION**

Located in the much sought after village of Worrall with excellent amenities close by including post office, general store, local pubs. Regular public transport. Excellent catchment for schools including Bradfield Secondary and Oughtibridge Primary. Beautiful country walks.

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.

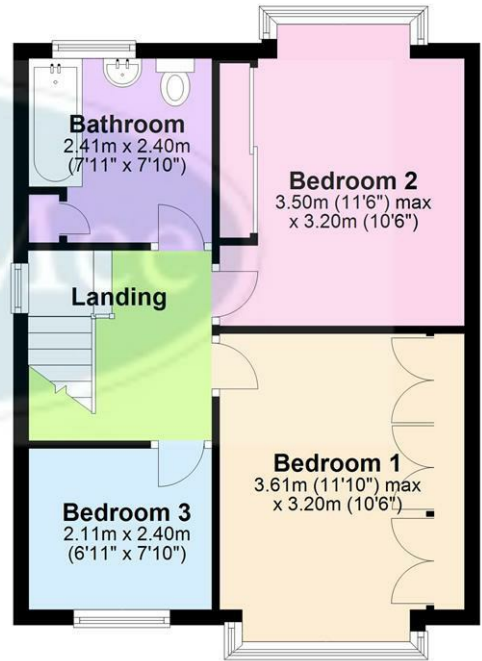
## Ground Floor

Approx. 57.7 sq. metres (621.6 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



**Total area: approx. 100.6 sq. metres (1082.4 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		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		56	81
England & Wales		EU Directive 2002/91/EC	