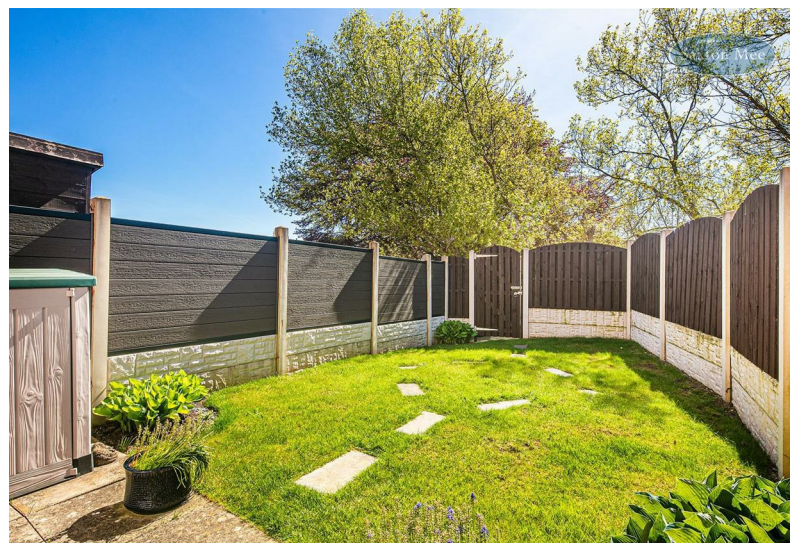


# Saxton Mee



**Hawthorn Mews High Green Sheffield S35 4JX**  
**Guide Price £180,000**



# Hawthorn Mews

Sheffield S35 4JX

Guide Price £180,000

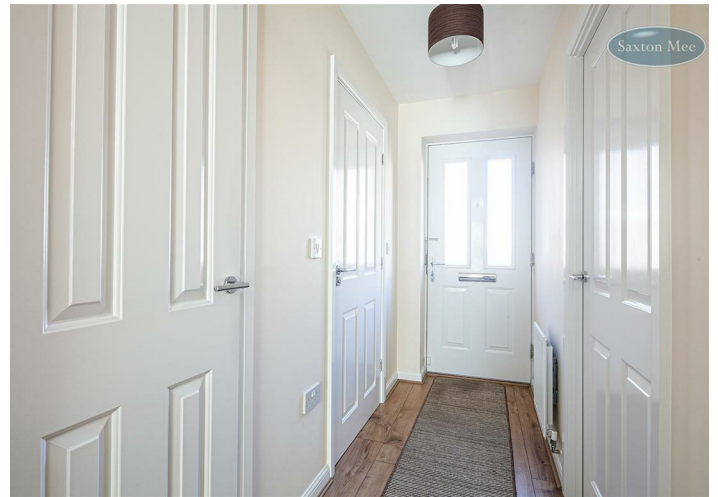
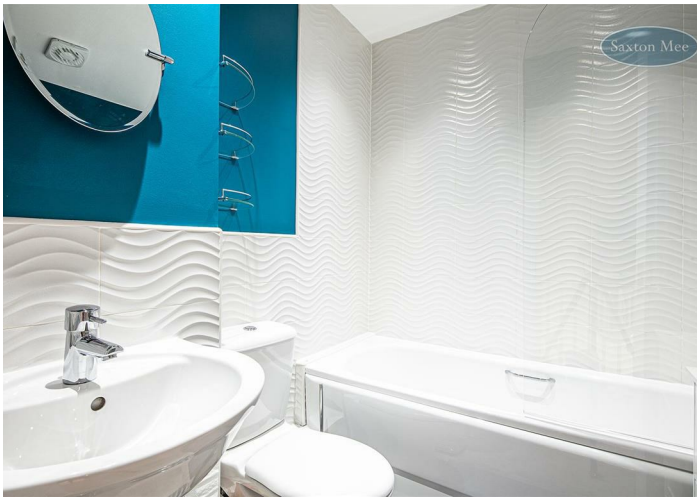
GUIDE PRICE £180,000-£185,000 \*\* FREEHOLD \*\* SOUTH-EAST FACING GARDEN \*\* Situated on this quiet cul-de-sac position is this two bedroom townhouse which enjoys a fully enclosed rear garden and benefits from two allocated parking spaces, a solar panel, uPVC double glazing and gas central heating. This property is ideally situated in a sought-after location, with excellent public transport links, nearby schools, local amenities, and parks.

Tastefully decorated throughout, the living accommodation briefly comprises: enter via a front door into the entrance hall with a downstairs WC and a storage cupboard. Access into the kitchen and the lounge/diner. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge, freezer, washer/dryer, electric oven and a four ring hob with extractor above along with the housed gas boiler. The open plan lounge/diner has uPVC French doors which have fitted blinds and open onto the rear garden, providing a perfect extension for indoor/outdoor dining.

From the lounge, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The principal is a good sized double, has two front facing windows and has space for furniture. Double bedroom two, has two rear facing windows and benefits from a storage cupboard over the stairs and access to the partially boarded loft space which has a light. The bathroom has a white three piece suite including bath with overhead shower, WC and wash basin.

- TWO DOUBLE BEDROOM TOWNHOUSE
- OPEN PLAN LOUNGE/DINER WITH uPVC FRENCH DOORS
- MODERN INTEGRATED KITCHEN
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- FULLY ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- AMENITIES & SCHOOLS CLOSE BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- FREEHOLD





## OUTSIDE

To the front of the property is a well presented garden area. Directly behind the property are the two allocated parking spaces, from here a gate opens to the fully enclosed rear garden which has seating area and a lawn.

## MATERIAL INFORMATION

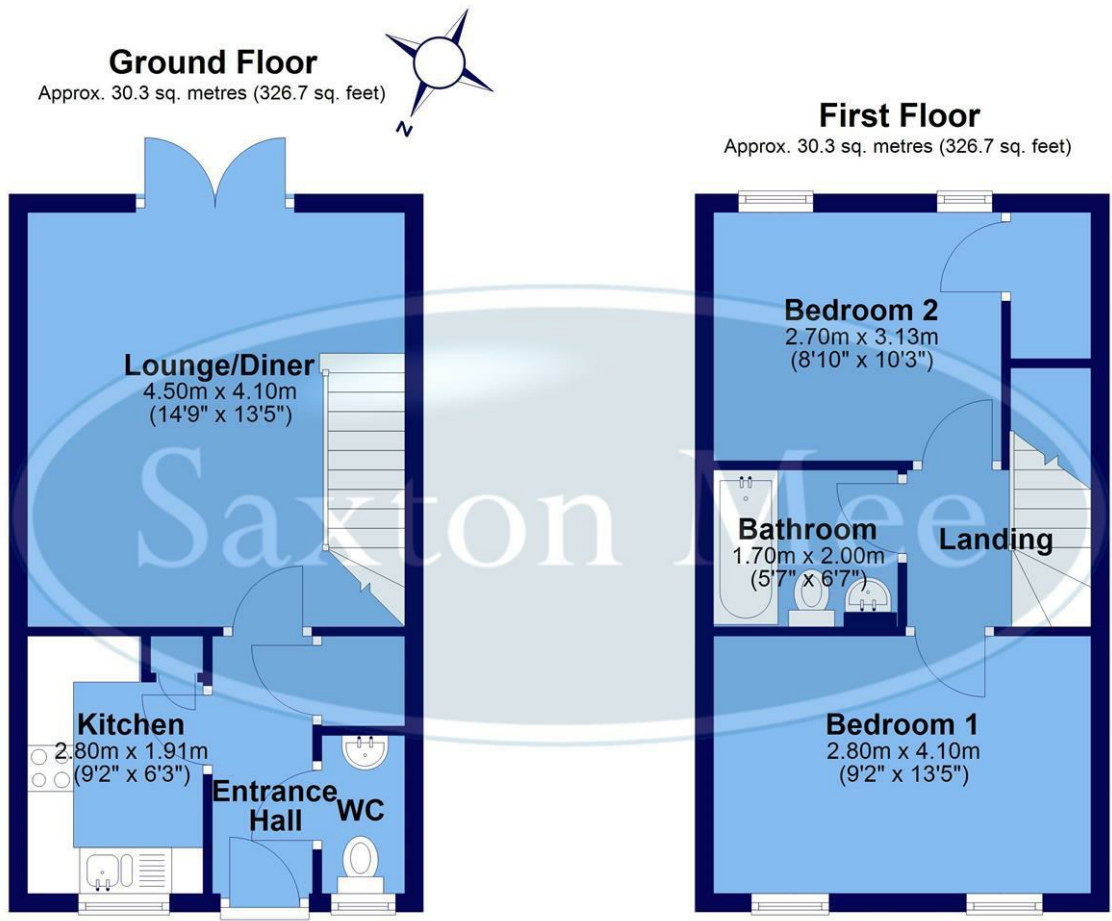
The property is Freehold and currently Council Tax Band B.

The property has two allocated parking spaces with a cost of £66.50 per month.

## VALUER

Greg Ashmore 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. 60.7 sq. metres (653.3 sq. feet)**  
 All measurements are approximate and to max vertical and horizontal lengths  
 Plan produced using PlanUp.

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 Hillsborough  
 Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	82	81	82