

Saxton Mee

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Ewden Valley Bolsterstone Sheffield S36 4ZD
Guide Price £275,000

St Luke's
Sheffield's Hospice

Ewden Valley

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GUIDE PRICE £275,000-£285,000 ** FREEHOLD ** A rare opportunity has arisen to purchase this spacious and well presented three double bedroom, semi-detached property located in this rural setting with spectacular views over Ewden Valley. The property enjoys front, side and rear gardens and benefits from a garage, uPVC double glazing and a multi-fuel fire which centrally heats the whole property. In brief the living accommodation comprises of front entrance door which opens into the entrance porch. A door opens to the utility with sink and WC. A further uPVC door opens into the breakfast kitchen. The well proportioned kitchen has a modern range of wall, base and drawer units with a work surface which incorporates the bowl and a half sink, drainer and four ring hob with extractor above. Integrated appliances include fridge, freezer and electric oven. Under stair storage cupboard. An open doorway leads into the dining room with uPVC French doors opening onto the rear garden. Separate lounge, the focal point being the large cast iron multi-fuel stove. A staircase rises to the first floor landing with access into two loft spaces and the three double bedrooms. The two rear bedrooms enjoying the fabulous views. One benefiting from fitted wardrobes. Brand new four piece suite bathroom comprising jacuzzi bath, separate shower, WC and wash basin.

- **VIEWING ESSENTIAL**
- **ON THE DOOR STEP OF OPEN COUNTRYSIDE**
- **IDYLLIC LOCATION**
- **THREE DOUBLE BEDROOMS**
- **WELL PRESENTED & SPACIOUS ACCOMMODATION**
- **MODERN FOUR PIECE SUITE BATHROOM**
- **GARAGE**





OUTSIDE

Access to a garage. A gate opens to fully enclosed gardens, the front wraps round to the lawn gardens at the side and rear.

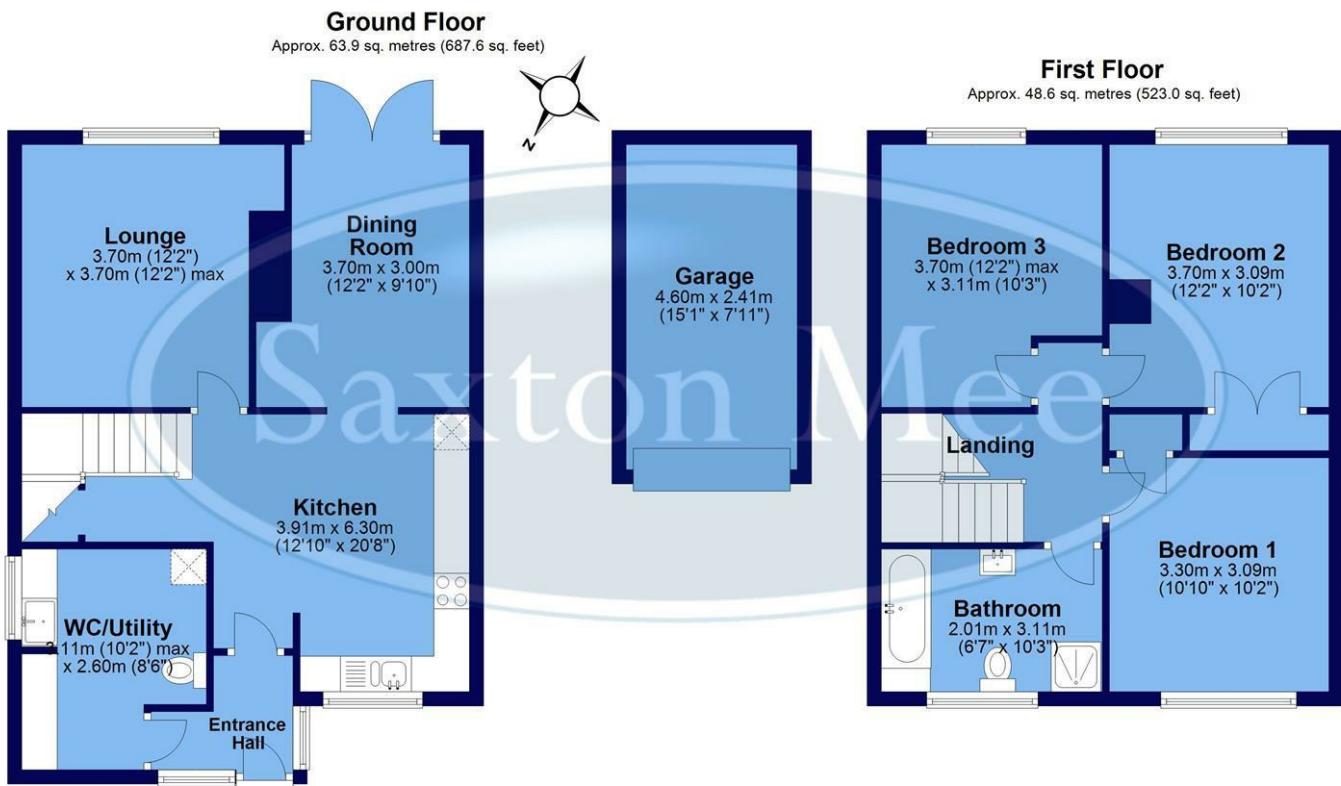
LOCATION

Situated in this peaceful location on the door step of beautiful countryside. A short journey Fox Valley Shopping Centre with its shops and restaurants.

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. 112.5 sq. metres (1210.7 sq. feet)

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