

Saxton Mee



Churchways Thurgoland Sheffield S35 7ED
Guide Price £220,000



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GUIDE PRICE £220,000-£230,000 ** FREEHOLD ** A stone built, three double bedroom, two bathroom end townhouse which enjoys a private rear garden with no third party access and benefits from a double-width driveway, uPVC double glazing and gas central heating throughout. Set over three spacious levels the well presented living accommodation briefly comprises of a uPVC front entrance door which opens into the entrance hall with under stair storage cupboard and downstairs WC. Utility and rear entrance lobby with housing and plumbing for a washing machine, work surface which incorporates the sink and drainer, wall mounted gas boiler and rear entrance door. Double bedroom three/family room. From the entrance hall a staircase rises to the first floor landing and access to the good size open plan lounge/dining kitchen. The spacious kitchen having a range of wall, base and drawer units, ample work surfaces which incorporates the sink, drainer and four ring gas hob. Integrated appliances include the electric oven, dishwasher, fridge and freezer. The well proportioned lounge/dining area benefits from PVC French doors offering attractive views and filling the room with natural light. Bathroom with a white three piece suite comprising bath with overhead shower, WC and wash basin. From the landing a staircase rises to the second floor with access into the useful loft space and the two further double bedrooms. The master enjoying the stunning rear views, front and rear dormer windows and benefiting from an en suite.

- VIEWING ESSENTIAL
- SPACIOUS ACCOMMODATION OVER THREE LEVELS
- THREE BEDROOMS/TWO BATHROOMS
- DRIVEWAY & INTEGRAL GARAGE
- PRIVATE REAR GARDEN WITH NO THIRD PARTY ACCESS
- WELL PRESENTED THROUGHOUT





OUTSIDE

Driveway providing off road parking for two cars. Access into the integral garage. Access down the side of the property via a gate to the fully enclosed rear garden which includes a patio, an allotment area with fencing to three sides.

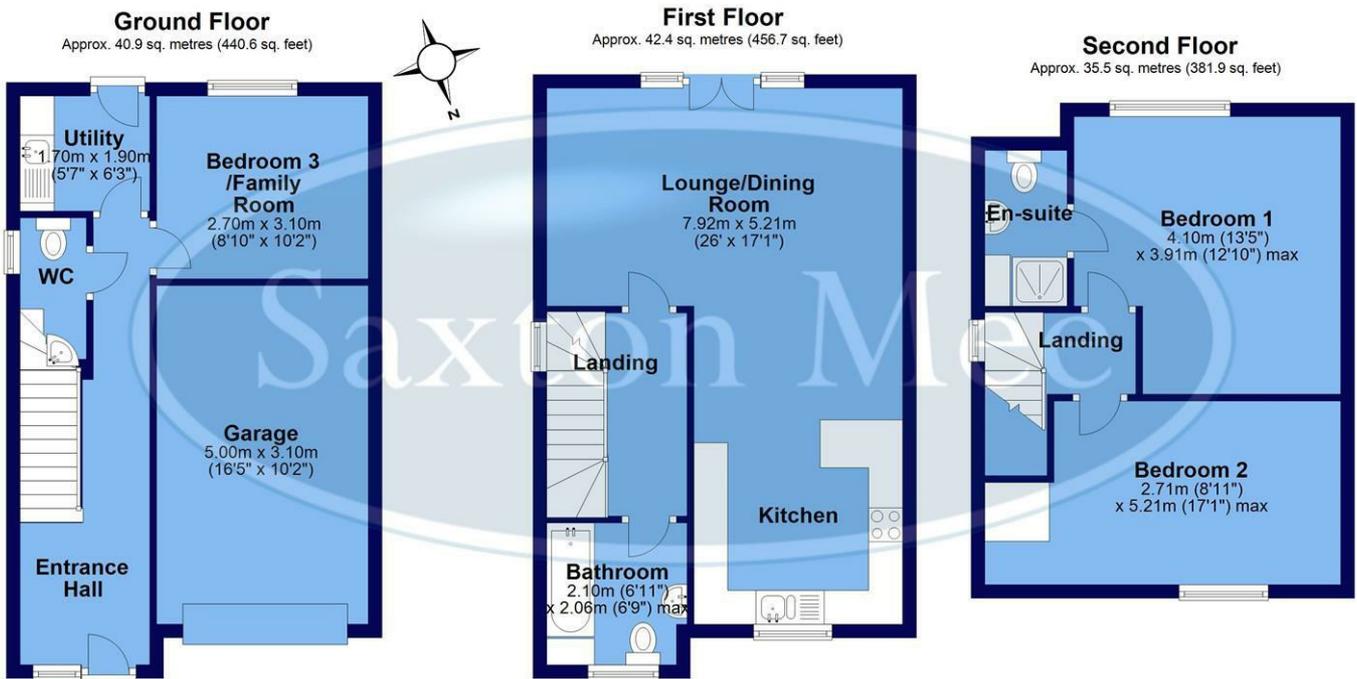
LOCATION

Thurgoland is located on the north side of the River Don, about 4.7 miles (7.5 km) south west of the town of Barnsley and 9.3 miles (15 km) north west of Sheffield City Centre. The closest motorway route is the M1 motorway, which passes to the east of the village. Stagecoach Yorkshire operates bus routes through the village, linking it to Barnsley, Penistone, and Sheffield, as well as the surrounding villages. Beautiful country walks. Local amenities. Good catchment for schools.

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. 118.8 sq. metres (1279.2 sq. feet)

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
	(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	86	England & Wales		EU Directive 2002/91/EC	72