

# Saxton Mee



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**Coppice Close Stocksbridge Sheffield S36 1LS**  
**Guide Price £250,000**



# Coppice Close

Sheffield S36 1LS

Guide Price £250,000

GUIDE PRICE £250,000-£260,000 \*\* FREEHOLD \*\* SOUTH WEST FACING GARDEN \*\* Situated in this superb location is this beautifully presented, three bedroom, two bathroom semi detached property which enjoys a landscaped rear garden and benefits from quality fittings, a double-width driveway, attractive outlook to the front and rear, uPVC double glazing and gas central heating. There is a fantastic outbuilding in the garden which is insulated and has electric.

Tastefully decorated throughout, the living accommodation briefly comprises front composite door which opens into the entrance hall with a downstairs WC and a useful under stair storage cupboard. Access into the lounge and the kitchen/diner. The lounge has a front window allowing lots of natural light. The fabulous kitchen/diner has a modern range of wall, base and drawer units. A contrasting quartz worktop incorporates the sink and drainer. The fully integrated kitchen includes a fridge, freezer, washing machine, electric oven with a four ring hob and extractor above. A cupboard houses the gas boiler. There is ample space for a dining table and chairs, a tiled floor and uPVC French doors opening onto the rear garden, providing a perfect extension for outside dining.

From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, the three bedrooms and the family bathroom. The master bedroom is to the front aspect and has the added advantage of an en suite shower room with WC and wash basin. Bedroom two is to the rear aspect. Bedroom three is to the rear and has a row of bespoke fitted wardrobes. The bathroom has an LED mirror and a three piece suite including bath with overhead shower, WC and wash basin.

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY
- HIGH SPECIFICATION THROUGHOUT
- FULLY INTEGRATED KITCHEN
- EN SUITE TO MASTER BEDROOM
- DOWNSTAIRS WC
- SOUTH-WEST FACING GARDEN
- DOUBLE-WIDTH DRIVEWAY





**OUTSIDE**

To the front is a block paved double-width driveway providing off-road parking for two cars. Access down the side of the property to the fully enclosed landscaped rear garden which has a patio, lawn and gravelled areas. There is a fantastic outbuilding in the garden which is insulated and has electric.

**LOCATION**

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band C.

**VALUER**

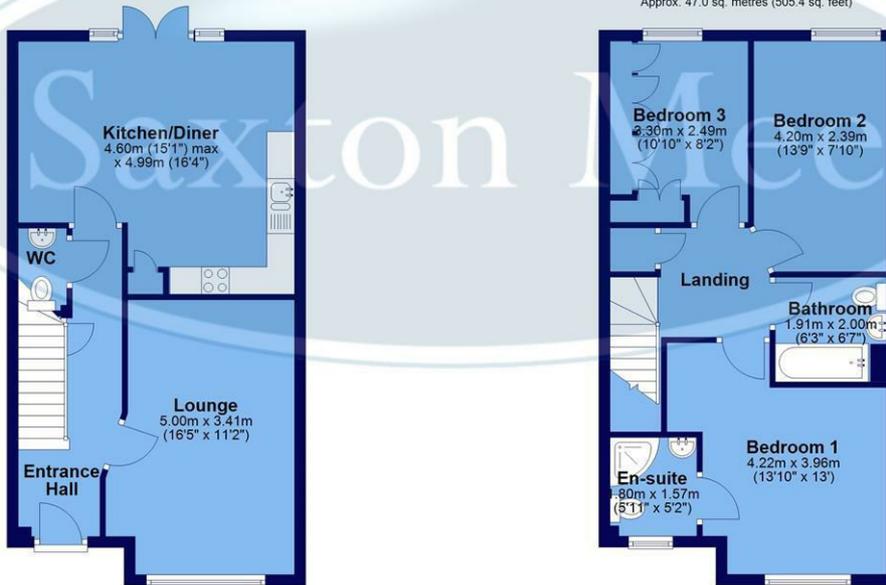
Greg Ashmore MNAEA

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.

**Ground Floor**  
Approx. 47.0 sq. metres (505.4 sq. feet)



**First Floor**  
Approx. 47.0 sq. metres (505.4 sq. feet)



Total area: approx. 93.9 sq. metres (1010.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) A			95
(81-91) B		85	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91) 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			
England & Wales	EU Directive 2002/91/EC		