

Saxton Mee



Troway, Marsh Lane Sheffield S21 5RU
Offers In The Region Of £750,000

St Luke's
Sheffield's Hospice

Troway, Marsh Lane

Sheffield S21 5RU

Offers In The Region Of £750,000

****NO CHAIN** 2,585,00 SQUARE FOOT **** A unique opportunity has arisen to acquire this three bedroom, three bathroom detached property offering scope for development by way of refurbishment (subject to planning and usual consents). The property is situated on the fringe of Sheffield and Chesterfield in a sought after rural village location. Enjoying stunning views from every angle, the property stands on an admirable plot within spacious grounds and benefits from a double garage and driveway. The main house briefly comprises: entrance door which opens into the porch with a further door opening into the entrance hall. Access into the kitchen, lounge, dining room and a downstairs shower room. The lounge to the front is well proportioned and has a large window. The dining room overlooks the rear garden and has a stone fireplace. The kitchen has a range of units with a work surface which incorporates the sink, drainer and the four ring hob. Integrated electric oven along-with plumbing for a washing machine. A door opens into the substantial garden room, perfect for enjoying the far-reaching views. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms. All three bedrooms benefit from fitted wardrobes, the master has the added advantage of an en suite shower room. A further shower room comes with a WC and wash basin. In addition to the main house the double garage has access to two useful store rooms, a games/multi-purpose room and sun room.

- CHAIN FREE
- DETACHED HOUSE SITUATED ON A FANTASTIC PLOT
- SURROUNDED BY OPEN COUNTRYSIDE
- BOASTING MASSES OF POTENTIAL
- DOUBLE GARAGE
- LARGE GARDENS
- GOOD ROAD LINKS TO SHEFFIELD & CHESTERFIELD





OUTSIDE

The property is situated on an admirable plot with a driveway creating ample off road parking. Double garage. The property is fully surrounded by countryside with mature trees and large lawned gardens.

LOCATION

Set amidst beautiful rolling countryside within the highly sought after village of Troway being mid way between Dronfield and Eckington and within ease of access to the motorway network and Sheffield city centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band G.

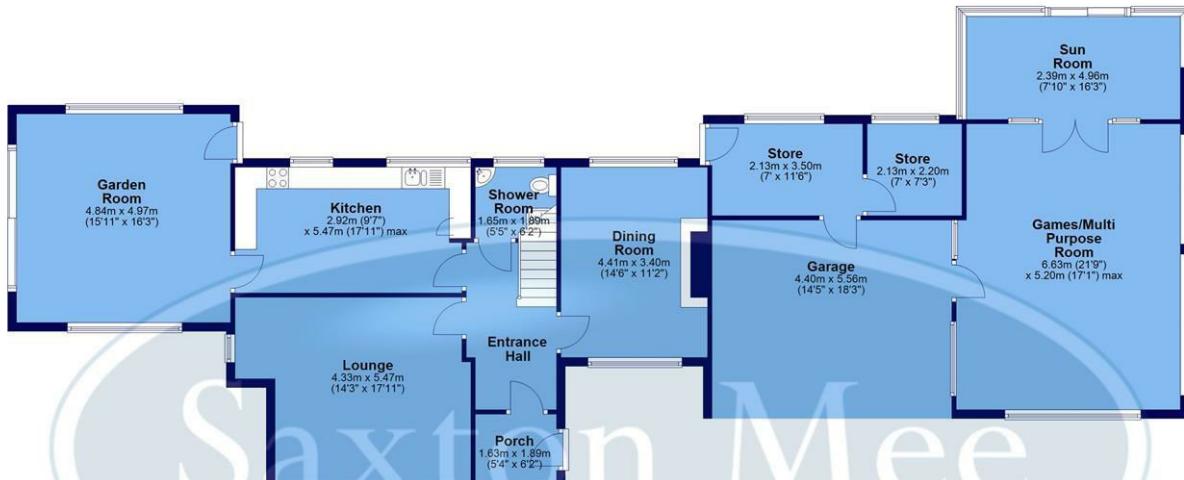
VALUER

Chris Spooner

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.

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Ground Floor
Approx. 177.2 sq. metres (1906.9 sq. feet)



First Floor
Approx. 62.1 sq. metres (668.1 sq. feet)



Total area: approx. 239.2 sq. metres (2575.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge**

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st luke's
Sheffield's Hospice

| Energy Efficiency Rating | |
|--|----|
| Very energy efficient - lower running costs (A1 plus) | A |
| (B1-B4) | B |
| (C5-C8) | C |
| (D9-D11) | D |
| (E12-E14) | E |
| (F15-F18) | F |
| (G19-G21) | G |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | 79 |

| Environmental Impact (CO ₂) Rating | |
|--|----|
| Very environmentally friendly - lower CO ₂ emissions (A1 plus) | A |
| (B1-B4) | B |
| (C5-C8) | C |
| (D9-D11) | D |
| (E12-E14) | E |
| (F15-F18) | F |
| (G19-G21) | G |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | 56 |