



Moor View Road Woodseats Sheffield S8 0HH
£300,000

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**** FREEHOLD ** COMPLETE CHAIN**** Located in the highly popular neighbourhood of Woodseats, situated just a short distance from Abbey Lane primary school, excellent transport links to Sheffield City Centre and Archer Road retail park is this three bedroom detached property. The property enjoys impressive views, a south-west facing garden and benefits from uPVC double glazing and gas central heating.

Neutrally decorated throughout, the well presented living accommodation briefly comprises: to the ground floor is a kitchen with Shaker style fitted units, integrated fridge freezer, electric oven, electric hob, small cupboard/pantry. A through lounge diner with patio doors to the garden and a bespoke handmade fitted display unit with lighting.

To the first floor that are two good sized double bedrooms with the rear bedroom taking full advantage of the superb views towards Blackamoor and a single bedroom that has a fitted cupboard which houses a modern gas combi boiler. The family bathroom has a grey suite that comprises a corner bath, WC, and a wash basin with a vanity unit.

- DETACHED HOUSE
- FREEHOLD PROPERTY
- THREE BEDROOMS
- SOUTH WEST FACING
- WELL PRESENTED THROUGHOUT
- CONTEMPORARY FITTED KITCHEN
- IMPRESSIVE VIEWS
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS





OUTSIDE

There is a small low maintenance garden area to the front of the house along with a drive which leads to a car port. At the rear is a single detached garage, lawn area, and a paved patio.

LOCATION

Located in the highly popular neighbourhood of Woodseats, situated just a short distance from Abbey Lane primary school, excellent transport links to Sheffield City Centre and Archer Road retail park.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

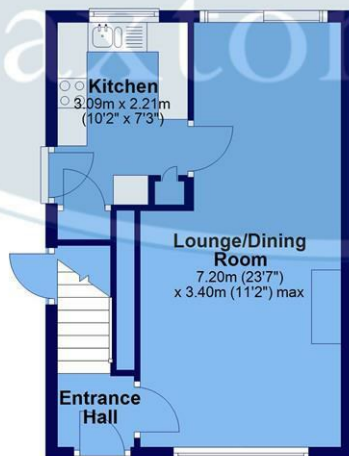
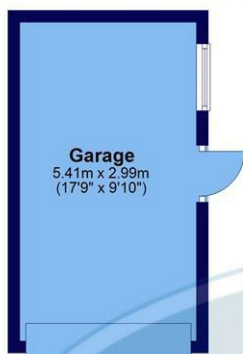
VALUER

Chris Spooner ANAEA

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

Main area: approx. 34.6 sq. metres (372.5 sq. feet)
Plus garages, approx. 16.2 sq. metres (174.2 sq. feet)

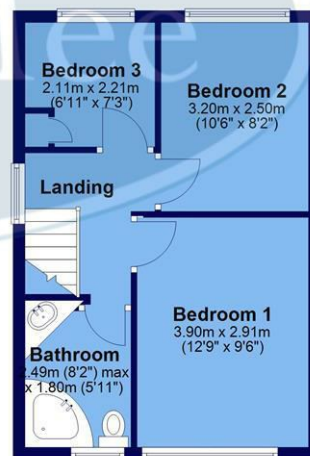


Main area: Approx. 69.2 sq. metres (744.9 sq. feet)
Plus garages, approx. 16.2 sq. metres (174.2 sq. feet)

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

First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



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