

Saxton Mee



Coombe Road Sheffield S10 1FF
Guide Price £240,000

Coombe Road

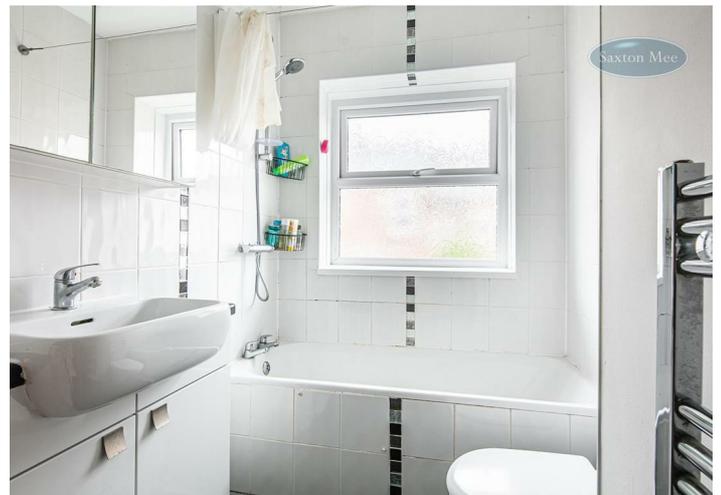
Sheffield S10 1FF

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PRICE GUIDE £240,000 - £250,000 *MUST SEE ** FREEHOLD ** Ideal for a first time buyer is this stone built, three bedroom mid-terrace located within the popular Crookes community and within easy reach of both the Universities and teaching hospitals. The property benefits from uPVC double glazing and gas fired central heating throughout. The accommodation briefly comprises: downstairs lounge, Dining Kitchen with range of modern wall, base and drawer units with integrated oven, hob & wine storage and plumbing for washing machine. External door leading to the rear garden. Stairs rise to the first floor two bedrooms with family bathroom having contemporary white suite comprising, toilet, basin with storage under, bath with shower over and chrome radiator & fittings. Further stairs rise to the attic good sized main bedroom with Velux window. garden to the rear, with grassed area and patio.

- STONE FRONTED TERRACE
- 3 BEDROOMS
- KITCHEN/DINING AREA
- FREEHOLD
- CLOSE TO THE UNIVERSITY
- POPULAR AREA OF S10





OUTSIDE

forecourt the front, with shrubs and access through the front door. To the rear we have lawned area and patio.

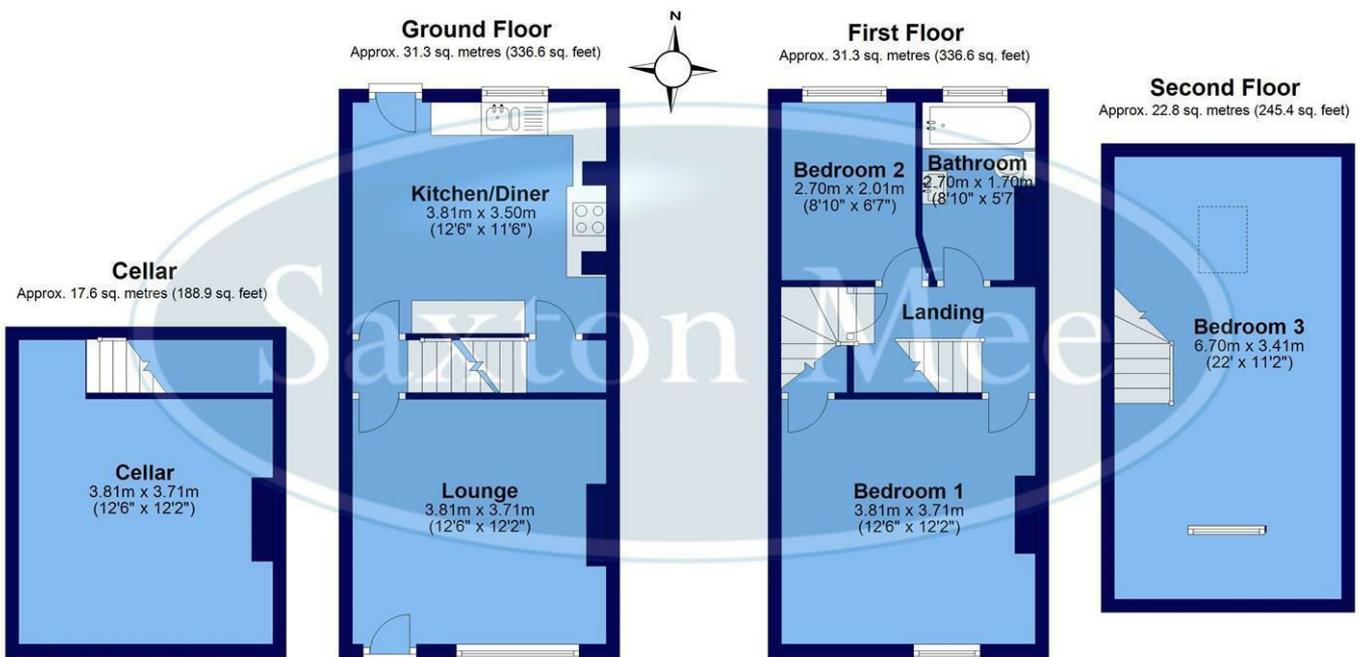
LOCATION

Located within the popular Crookes community and within easy reach of both the Universities and teaching hospitals.

MATERIAL INFORMATION

FREEHOLD

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. 102.9 sq. metres (1107.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-101 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-101 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	