

# Saxton Mee

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Shining Bank Handsworth Sheffield S13 9DJ  
Offers Over £220,000



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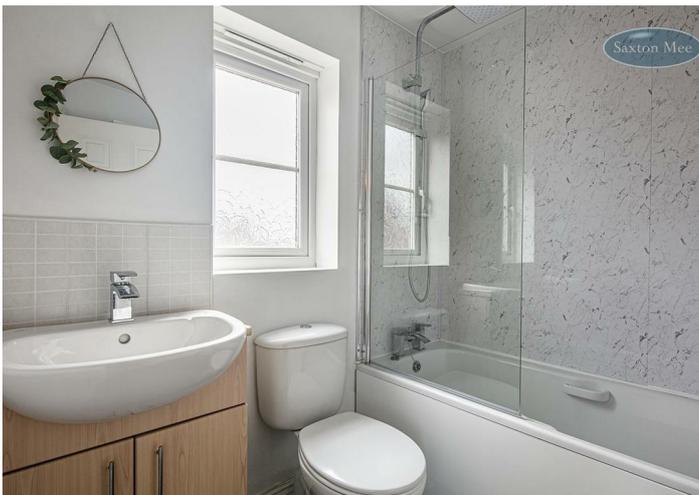
Sheffield S13 9DJ

Offers Over £220,000

**\*\* NO CHAIN \*\*** Situated on this quiet residential estate is this well presented, three bedroom, three bathroom townhouse which enjoys a fully enclosed rear garden and benefits from a driveway, integral garage, uPVC double glazing and gas central heating. The property is well placed for transport links, local amenities and within easy reach of Crystal Peaks, Meadowhall Shopping Centre and Sheffield City Centre. Neutrally decorated throughout, the spacious and versatile living accommodation briefly comprises front door which opens into the entrance hall with two storage cupboards and access into the downstairs shower room, a utility and bedroom three. Wooden flooring runs throughout the ground floor. The utility has fitted cupboards, a work top which incorporates a sink, there is plumbing for a washing machine, tumble dryer and the gas boiler. Access to the rear garden. Bedroom three is very versatile and could be used as a home office. From the entrance hall, a staircase rises to the first floor landing with access into the lounge and kitchen/diner. The lounge to the front has dual aspect windows allowing natural light along with fitted storage/shelving. The kitchen/diner has a range of wall, base and drawer units with a contrasting work top which incorporates the sink, drainer and the four ring gas hob with extractor above. Integrated appliances include an electric oven and dishwasher. Fixed banquette seating. From the landing, a further staircase rises to the second floor landing with access into two bedrooms. The master has fitted wardrobes, matching chest of drawers and bedside tables and comes with the added advantage of an en suite bathroom with a three piece suite including bath with overhead shower, WC and wash basin. The second double bedroom to the rear has fitted wardrobes and en suite shower room with WC and wash basin.

- VIEWING IS HIGHLY RECOMMENDED
- VERSATILE LIVING OVER THREE FLOORS
- THREE BEDROOMS/THREE BATHROOMS
- DOWNSTAIRS UTILITY
- SOUTH-EAST FACING REAR GARDEN
- DRIVEWAY & INTEGRAL GARAGE
- NEUTRALLY DECORATED THROUGHOUT
- FANTASTIC LOCATION CLOSE TO AMENITIES & COMMUTER ROUTES





**OUTSIDE**

To the front of the property is a driveway providing off-road parking which leads to the integral garage. To the rear is a low maintenance garden, ideal for outdoor eating and entertaining. There are well stocked raised beds and an outside fire place.

**LOCATION**

Located in the Handsworth area of Sheffield, this property is perfect for people needing to commute to central Sheffield, Rotherham or Doncaster. It boasts good links to all the major towns and cities, the M1 and M18 motorway are within easy reach. Handsworth is also well serviced by good bus routes. Well located for local amenities it is within easy reach of Crystal Peaks, Meadowhall Shopping Centre and Sheffield City Centre.

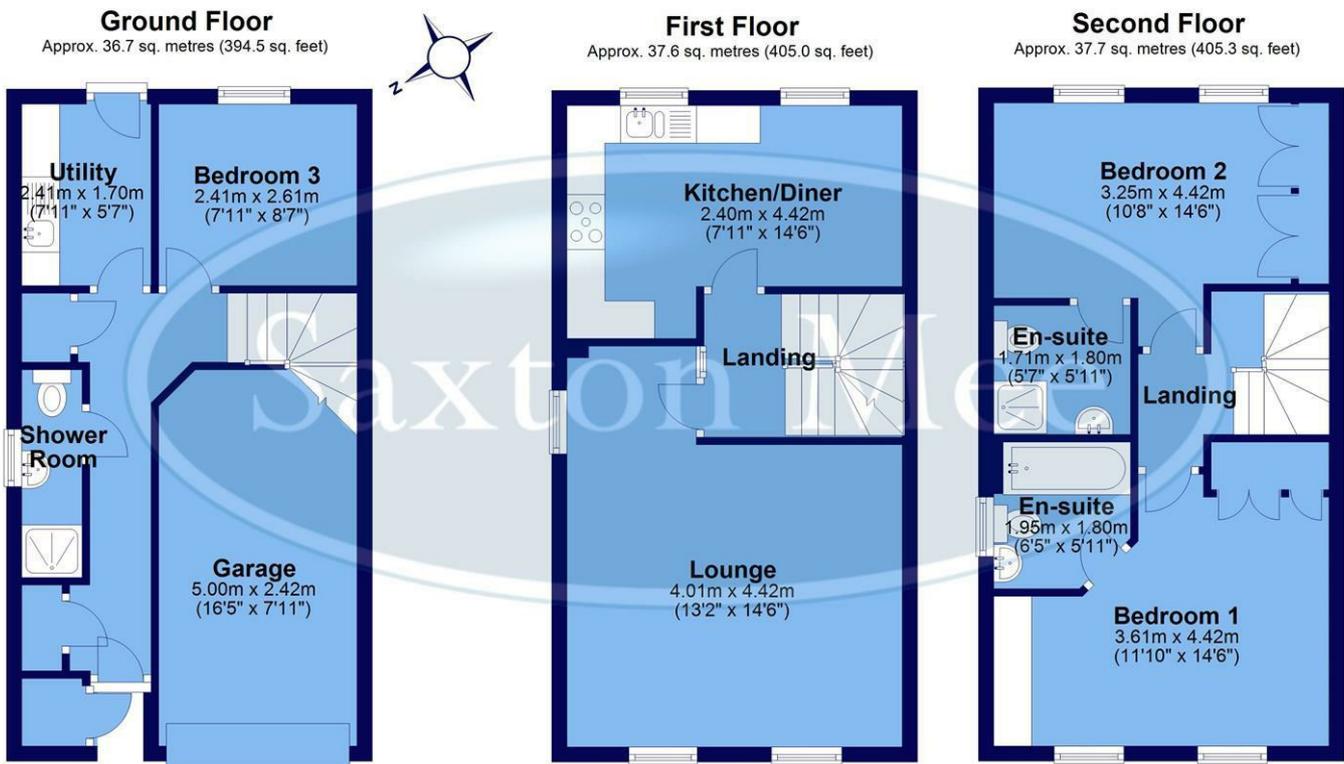
**MATERIAL INFORMATION**

The property is Leasehold with a term of 155 years running from the 1st January 2006.  
The property is currently Council Tax Band C.

**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.



Total area: approx. 111.9 sq. metres (1204.8 sq. feet)

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

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**Hillsborough**  
**Stocksbridge**

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	86		

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**Energy Efficiency Rating**

Very energy efficient - lower running costs

(92-101)	A
(81-91)	B
(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**

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92-101)	A
(81-91)	B
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Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC