

# Saxton Mee



Stothard Road Sheffield S10 1RD  
Price Guide £240,000

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Sheffield S10 1RD

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GUIDE PRICE £240,000-£250,000 Offered for sale with NO CHAIN is this deceptively spacious three bedroom townhouse which enjoys a private rear garden and benefits from a large kitchen/diner, well appointed bathroom, private garage with electric door and gas central heating. The property is situated in this sought after location close to amenities.

Decorated in neutral tones, the versatile accommodation briefly comprises: enter via a entrance hall which leads to a downstairs WC/Cloakroom, a double bedroom, the integral garage, and access to the rear garden.

From the entrance hall, a staircase rises to the first floor landing with a good sized lounge and a kitchen/diner. The lounge is to the front aspect and has laminate wood flooring and neutral décor. The fabulous sized kitchen/diner has a range of fitted cupboards with extensive worktop space, an electric oven, a gas hob, and space for other appliances such as a fridge freezer, dishwasher and washing machine.

A further staircase rises to the second floor which has two large double bedrooms, a well appointed bathroom which is fully tiled and has a white suite consisting of a bath with a shower above, a WC, and a wash hand basin with a vanity unit.

- CHAIN FREE
- DECEPTIVELY SPACIOUS
- VERSATILE ACCOMMODATION
- THREE BEDROOMS
- LARGE KITCHEN DINER
- WELL APPOINTED BATHROOM
- ENCLOSED PRIVATE GARDEN
- PRIVATE GARAGE WITH ELECTRIC DOOR
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES





## OUTSIDE

To the rear is a south facing low maintenance garden which is fully enclosed and has no through access for neighbouring properties.

## LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and several restaurants, pub and wine bars. Good regular public transport links with easy access to the city centre, Universities and central hospitals.

## MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 25th March 1982. Ground Rent is £30.00 per annum. The property is currently Council Tax Band B.

## VALUER

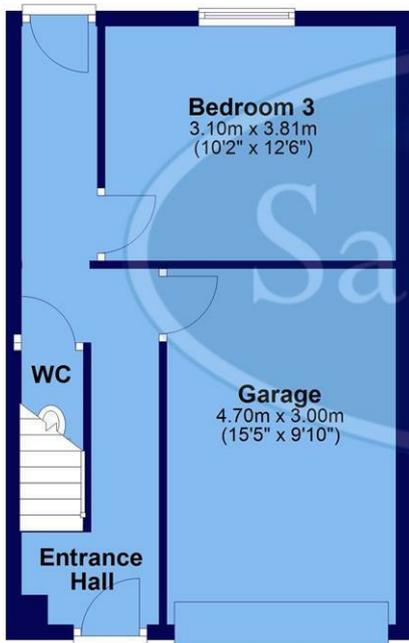
Chris Spooner ANAEA

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.



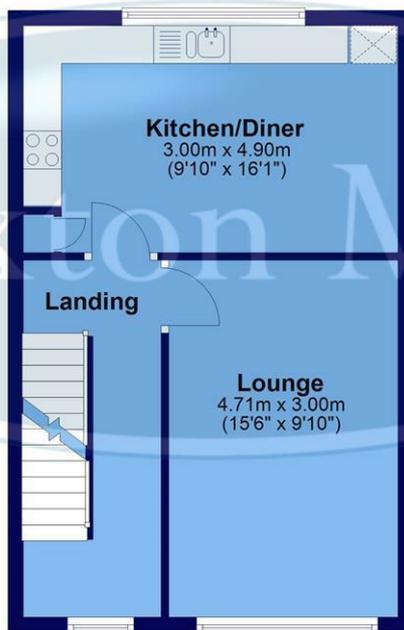
### Ground Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



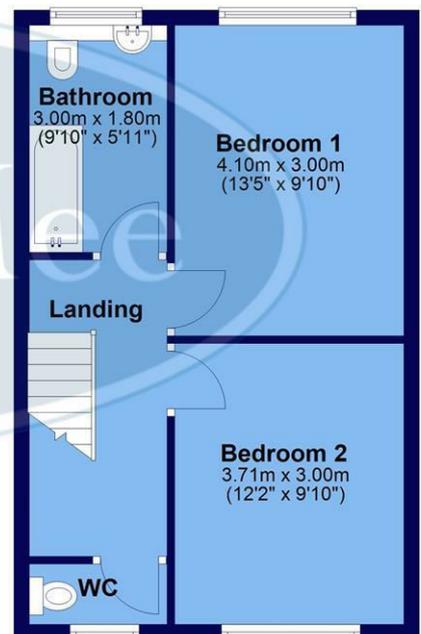
### First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



### Second Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



**Total area: approx. 115.8 sq. metres (1246.9 sq. feet)**

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

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**Stocksbridge**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	