

Saxton Mee



Racker Way Rivelin Sheffield S6 5FB
Offers Around £300,000



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Sheffield S6 5FB

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**** FREEHOLD ** SOUTH FACING GARDEN **** Offered for sale with no chain is this two double bedroom detached property which has a south facing rear garden and benefits from a driveway providing an off-road parking space, a garage and gas central heating. Situated in this extremely popular area of Rivelin with excellent amenities close-by including regular public transport and beautiful country walks in the Rivelin Valley.

In brief, the living accommodation comprises: enter via a side entrance door in the entrance hall with a downstairs WC and access into the lounge and the open plan kitchen/diner. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above. There is ample space for a dining table and chairs and two front windows allowing natural light. The well proportioned lounge has a sliding door opening onto the rear garden and a feature fireplace, which is the focal point of the room.

From the entrance hall, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The principal double bedroom is to the rear aspect and has fitted wardrobes and space for furniture. Double bedroom two is to the front aspect and again has fitted wardrobes. The spacious bathroom has a four piece suite including bath, shower enclosure, WC and wash basin set in a combination unit, complemented by a chrome towel radiator.

- TWO DOUBLE BEDROOM DETACHED PROPERTY
- SOUTH FACING GARDEN
- DRIVEWAY & GARAGE
- OPEN PLAN KITCHEN/DINER
- WELL PROPORTIONED LOUNGE
- FOUR PIECE SUITE BATHROOM
- POPULAR RESIDENTIAL AREA
- AMENITIES & SCHOOLS CLOSE-BY
- BEAUTIFUL COUNTRY WALKS
- REGULAR PUBLIC TRANSPORT





OUTSIDE

To the front of the property is a driveway which leads to the garage. There is a planted garden and steps leading to the side door and access through a gate to the rear garden which has a patio, lawned garden with planted borders.

LOCATION

Situated in this extremely popular area of Rivelin with excellent amenities close-by. Regular public transport. Easy access to Hospitals, Universities, Sheffield City Centre and Motorway links. Beautiful country walks in the Rivelin Valley.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Chris Spooner ANAEA

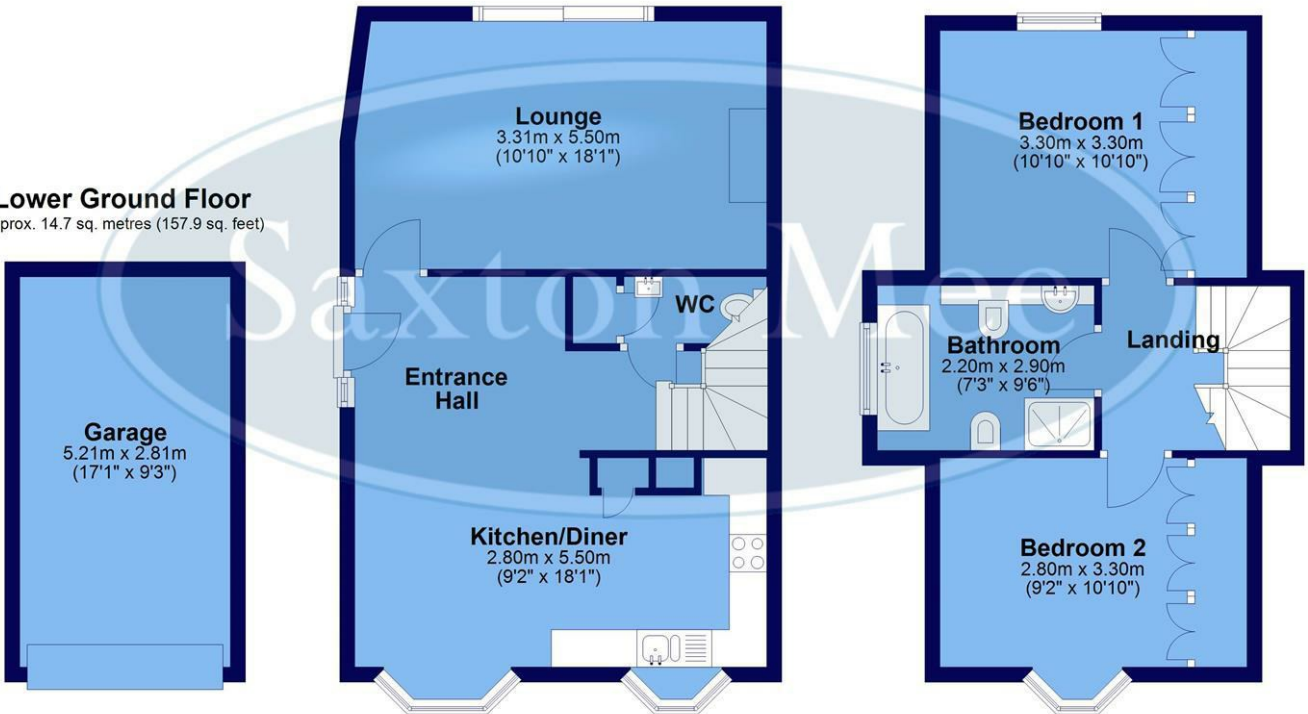
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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
Approx. 47.5 sq. metres (511.8 sq. feet)

First Floor
Approx. 38.0 sq. metres (409.4 sq. feet)

Lower Ground Floor
Approx. 14.7 sq. metres (157.9 sq. feet)



Total area: approx. 100.2 sq. metres (1079.1 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
(92-101) A	Very energy efficient - lower running costs		
(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		71	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		69	78
EU Directive 2002/91/EC			