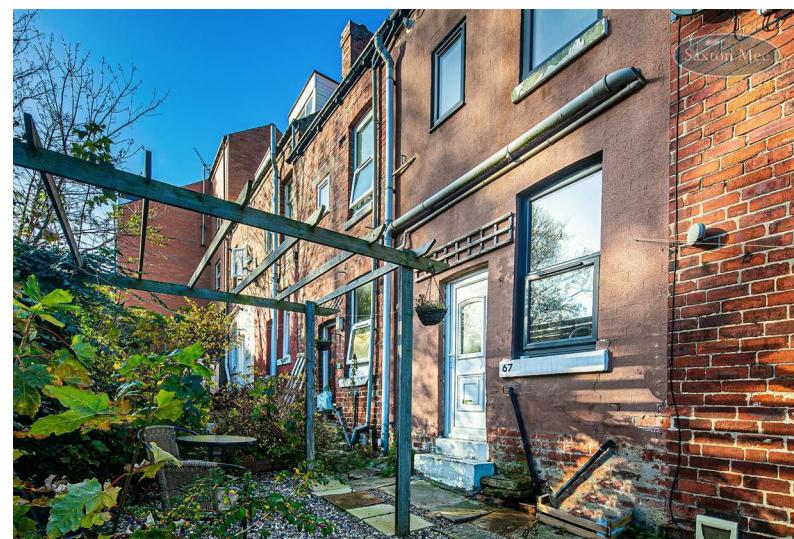
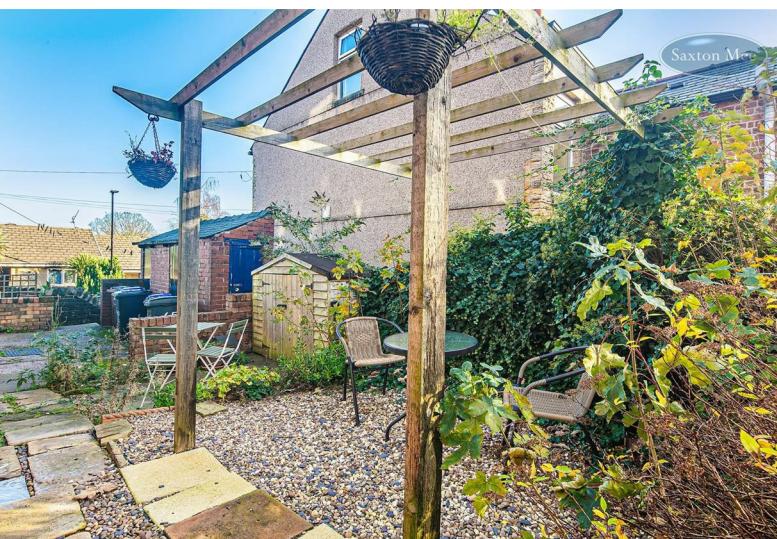


Saxton Mee



Burns Road Crookesmoor Sheffield S6 3GL
Offers Around £185,000

St Luke's
Sheffield's Hospice

Burns Road

Sheffield S6 3GL

Offers Around £185,000

**** FREEHOLD ** SOUTH FACING GARDEN **** Situated in this popular location close to amenities is this two double bedroom mid terrace property which is an ideal first time buy and has a south facing garden, some original features, a modern kitchen and bathroom, anthracite double glazed windows and gas central heating.

Set over three levels, the well presented living accommodation briefly comprises: enter through a front door into the lounge with the original ceiling coving, ceiling rose, wood floor and a feature fireplace, which is the focal point of the room. A door then opens into the kitchen which has a range of shaker style cupboard doors, space and plumbing for appliances, trap door access to the cellar and a rear entrance door.

From the kitchen, a staircase rises to the first floor with access into the principal bedroom and the bathroom. The double bedroom is to the front aspect which has laminate wood flooring and ceiling coving. The well appointed fully tiled bathroom has a white suite that includes an electric shower over the bath, WC, wash basin and a fitted cupboard.

From the landing area, stairs rise to an attic style double bedroom which has fitted cupboards/wardrobes, wood floors, and a dormer window that enjoys views over Sheffield.

- IDEAL FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- MID TERRACED HOUSE
- SOUTH FACING GARDEN
- WELL PRESENTED
- POPULAR LOCATION
- CLOSE TO AMENITIES
- SOME ORIGINAL FEATURES
- MODERN KITCHEN & BATHROOM
- ANTHRACITE DOUBLE GLAZED WINDOWS





OUTSIDE

To the rear is a low maintenance south facing garden.

LOCATION

Situated in this sought after and convenient location, ideal for access the Universities and Teaching Hospitals which are just a short stroll away. Excellent amenities on Barber Road and in turn easy access to central Sheffield. Regular transport links. A range of well established bars and eateries can also be found on the doorstep.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

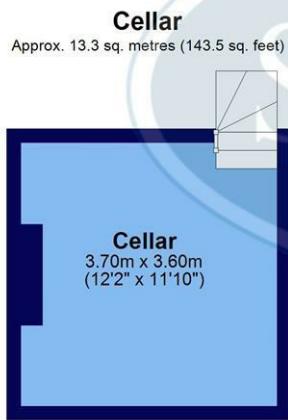
Chris Spooner ANAEA

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.



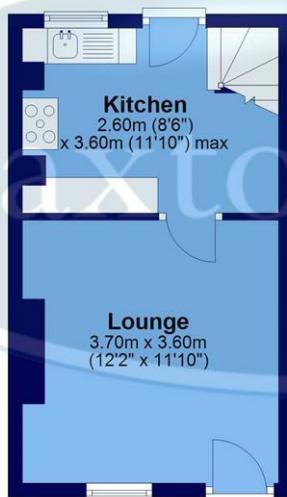
Ground Floor

Approx. 23.0 sq. metres (247.3 sq. feet)



Cellar

Approx. 13.3 sq. metres (143.5 sq. feet)



Lounge

3.70m x 3.60m (12'2" x 11'10")

First Floor

Approx. 23.1 sq. metres (248.3 sq. feet)



Bedroom 1

3.59m x 3.60m (11'9" x 11'10")

Second Floor

Approx. 18.2 sq. metres (196.0 sq. feet)



Bedroom 2

3.91m x 3.60m (12'10" x 11'10")

Total area: approx. 77.6 sq. metres (835.1 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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[onTheMarket.com](http://onthemarket.com)

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A) plus A	84
(B) plus B	60
(C) C	
(D) D	
(E) E	
(F) F	
(G) 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 (A) plus A	
(B) plus B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC