

Saxton Mee

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Armthorpe Road Nethergreen Sheffield S11 7FA
Offers In The Region Of £345,000

St Luke's
Sheffield's Hospice

Armthorpe Road

Sheffield S11 7FA

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****CHAIN FREE**VERSATILE ACCOMMODATION**** Viewing is essential to appreciate the accommodation on offer of this four bedroom, two bathroom, two reception room terrace property which enjoys a rear garden with no third party access and benefits from uPVC double glazing and gas central heating. The property is located within the popular area of Nether Green benefitting from an excellent array of local amenities.

Set over four levels, the neutrally decorated living accommodation briefly comprises: enter through a front door into the lounge with a bay window allowing natural light, attractive flooring and a feature fireplace. A door then opens into the inner lobby with access into the kitchen/diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is space for a range style cooker.

From the kitchen, a door gives access to a staircase with steps descending to the lower ground floor with access into bedroom four and a living room. Double bedroom four has uPVC French doors opening onto the garden. The living room has the added benefit of an en suite shower room with shower enclosure, WC and wash basin.

From the inner lobby, a staircase rise to the first floor with access into two bedrooms and the bathroom. Bedroom one is to the front aspect. Bedroom two is to the rear aspect. The stylish bathroom has a chrome towel radiator and a three piece suite including bath with shower attachment, WC and wash basin with vanity unit.

A further staircase rises to the second floor and attic bedroom three which has two Velux windows and a storage cupboard.

- EARLY VIEWING ADVISED
- ACCOMMODATION OVER FOUR LEVELS
- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- KITCHEN/DINER
- TWO RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN WITH NO THIRD PARTY ACCESS
- SOUGHT-AFTER LOCATION WTH AMENITIES CLOSE-BY
- WELL REGARDED LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS



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OUTSIDE

To the front of the property is forecourt which sets the property back from the road. To the rear is an easily maintained garden with no third party access.

LOCATION

Armathorpe Road is a quiet street found just off Hangingwater Road, in easy walking distance of the local amenities at Nether Green. Nether Green is a very popular part of Sheffield having some good local shops, and excellent schools including Nether Green Infants & Juniors, as well as High Storrs Secondary school. There is easy access to Sheffield city centre and a more comprehensive range of shopping facilities can be found in Broomhill which isn't too far away. Ecclesall Road is within a mile with many stores, bars and restaurants, and a short walk gets you to Endcliffe Park, Bingham Park and Forge Dam.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1897.

The property is currently Council Tax Band B.

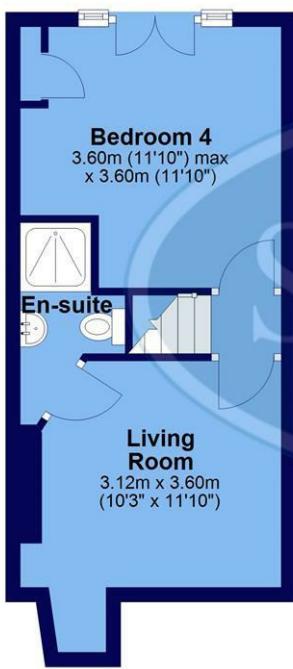
VALUER

Greg Ashmore MNAEA

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.

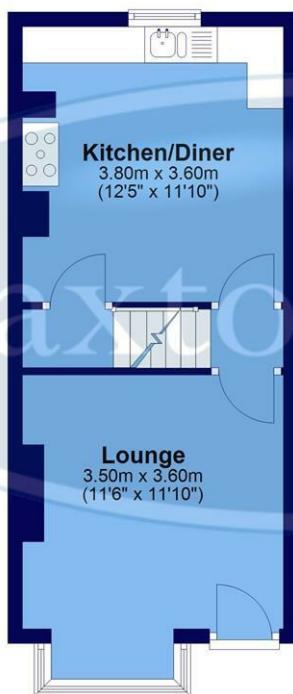
Lower Ground Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



Ground Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.4 sq. feet)



Second Floor

Approx. 19.7 sq. metres (212.3 sq. feet)



Total area: approx. 109.4 sq. metres (1177.7 sq. feet)

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

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[onTheMarket.com](http://onthemarket.com)

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	76
(B1-B4) B	63
(C5-C8) C	76
(D9-D11) D	76
(E12-E14) E	76
(F15-F18) F	76
(G19-G21) G	76
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(A2 plus) A	73
(B1-B4) B	59
(C5-C8) C	73
(D9-D11) D	73
(E12-E14) E	73
(F15-F18) F	73
(G19-G21) G	73
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales