

Saxton Mee



Hallgate Road Crosspool Sheffield S10 5GL
Guide Price £310,000



Hallgate Road

Sheffield S10 5GL

Guide Price £310,000

GUIDE PRICE £310,000-£320,000 ****NO CHAIN**** Offered to the market for the first time since construction is this much loved, three bedroom family home offering a wealth of opportunities for the discerning purchaser to alter, improve and extend to their own requirements (STPP). The property is situated at the head of this sought after cul-de-sac on a fabulous plot, enjoying both front and rear gardens and benefiting from a driveway, garage, uPVC double glazing and gas fired central heating. In brief, the spacious living accommodation briefly comprises: a uPVC entrance porch. A door opens into the entrance hall. Access to the lounge with a large opening through to the dining room, windows to both front and rear fill the room with natural light. Separate kitchen having a range of units. Space for oven, undercounter fridge and plumbing for a washing machine. Access into the rear entrance porch. First floor: access into the boarded loft space. Master bedroom with a large bay window enjoying the superb views. Double bedroom two again benefiting from fitted wardrobes and single bedroom three. Bathroom in addition comprising of bath, WC and wash basin.

- VIEWING RECOMMENDED
- EXCITING OPPORTUNITY
- THREE BEDROOMS
- FABULOUS PLOT
- DRIVEWAY & GARAGE





OUTSIDE

To the front is a lawn garden. A driveway leads down the side of the property to the detached garage. The larger than average rear garden is mostly laid to lawn.

LOCATION

Located in the popular residential area of Crosspool. The fantastic amenities in Crookes are close by including supermarkets, butchers, bakers, florist, greengrocers, pub and restaurants. Reputable local schools. Regular public transport. Easy access to Sheffield city centre, central hospitals and Universities.

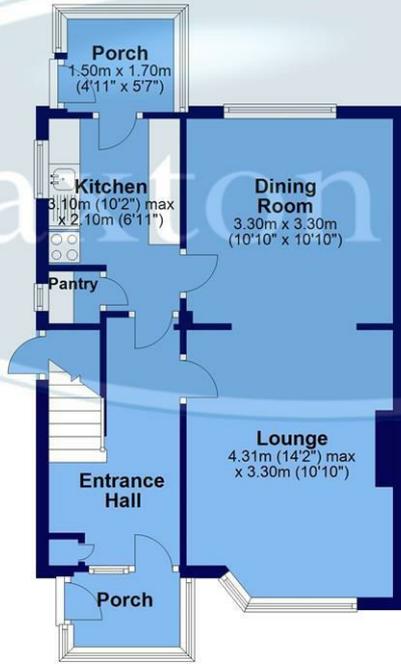
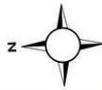
VALUER

Lewis Hughes 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.

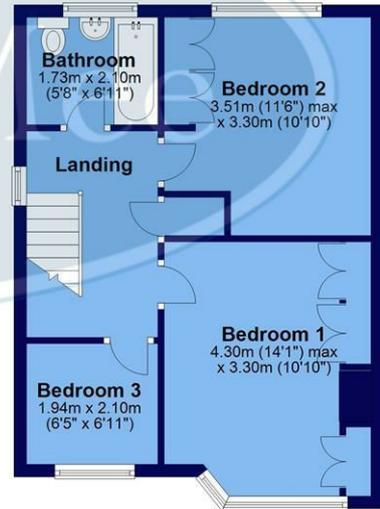
Ground Floor

Approx. 60.5 sq. metres (651.1 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 101.3 sq. metres (1090.4 sq. feet)

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(1-10)	G		
Not energy efficient - higher running costs			
		70	85
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-45)	C		
(35-25)	D		
(11-10)	E		
(1-10)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	82
England & Wales			