

Saxton Mee



Heavygate Road Crookes Sheffield S10 1PG
Offers In Excess Of £260,000



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**** NO CHAIN ** FREEHOLD **** A well presented, stone and bay fronted, three bedroom end of terrace located in the sought after residential area of Crookes with the benefit of OFF ROAD PARKING. The property has uPVC double glazed windows throughout and benefits from gas fired central heating. Briefly, the living accommodation comprises: lounge to the front with a large bay window and a stunning gas fire making for a cosy centre piece to the room. Inner lobby with stairs rising to the first floor. Kitchen/diner to the rear with a range of units at wall, drawer and base level, space for a cooker, fridge/freezer, dishwasher, and washing machine. Sink with mixer tap. First floor: bedroom one to the front with storage over the staircase. Bedroom two is located to the rear and is a generously proportioned single bedroom. Modern family bathroom with P shaped bath and shower above, wash basin and W.C. A further staircase rises to the attic bedroom three with housing for the Worcester Bosch combination boiler. To the front can be enjoyed spectacular panoramic views towards Parkwood Springs and over neighbouring Walkley.

- OFF ROAD PARKING
- NO CHAIN
- STUNNING VIEWS
- BAY WINDOWED LOUNGE
- THREE BEDROOMS
- MODERN FAMILY BATHROOM





OUTSIDE

To the front is a walled courtyard with steps rising to the front door. A side path gives access to the rear garden, which is mainly laid to lawn. Off road parking for one vehicle and further on street parking.

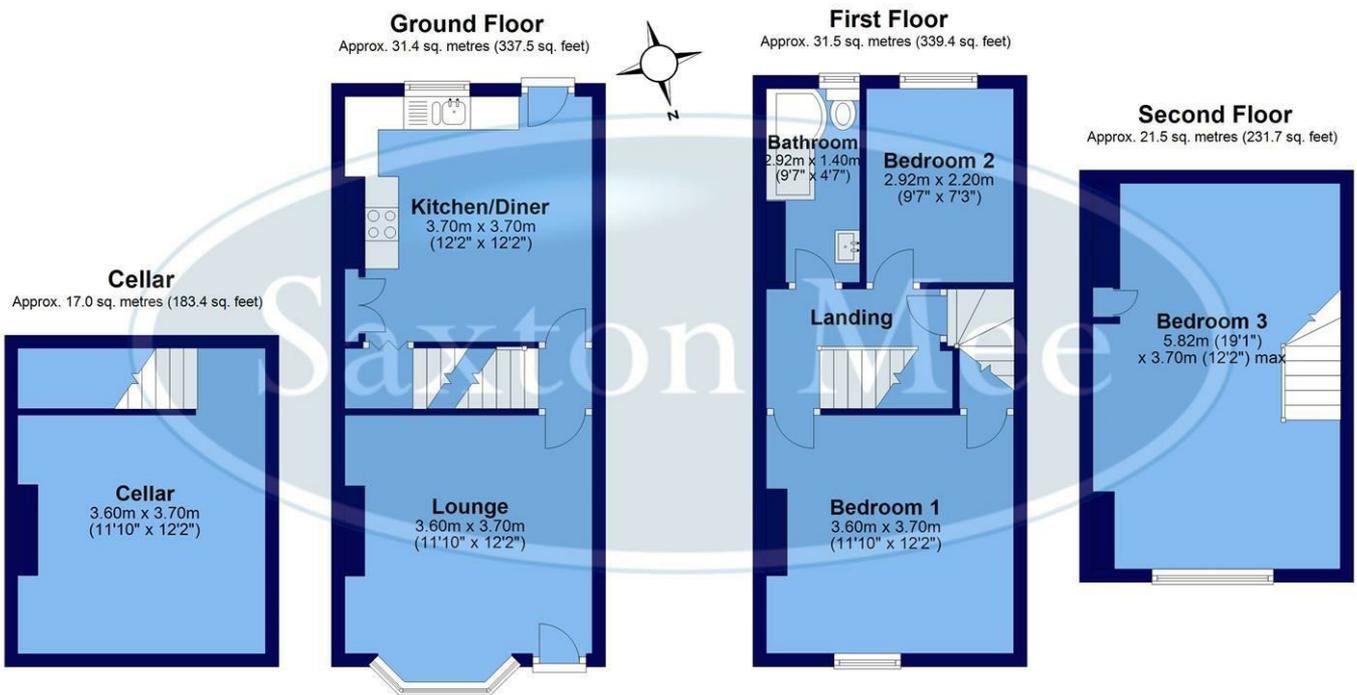
LOCATION

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 public houses. Good regular public transport links. Easy access to Sheffield City Centre, Universities and central hospital.

VALUER

Lewis T. 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.



Total area: approx. 101.5 sq. metres (1092.0 sq. feet)

Crookes
Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-60)	C		
(35-64)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	85