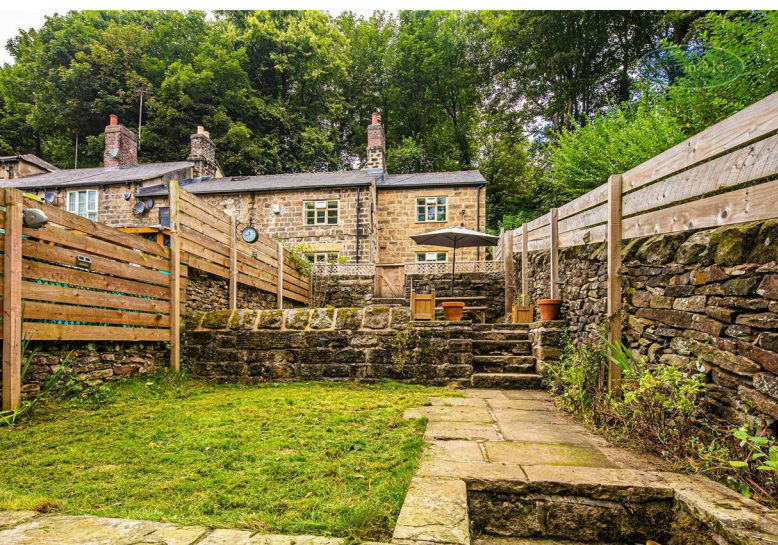


Saxton Mee



Rivelin Valley Road Rivelin Sheffield S6 5SF
Offers In The Region Of £320,000

St Luke's
Sheffield's Hospice

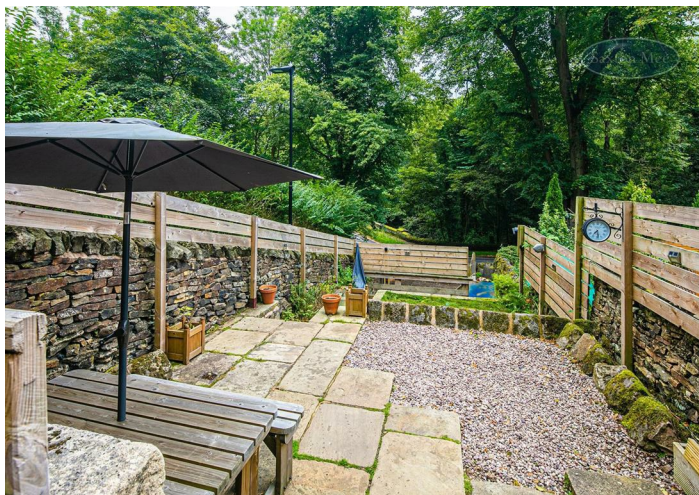
Rivelin Valley Road

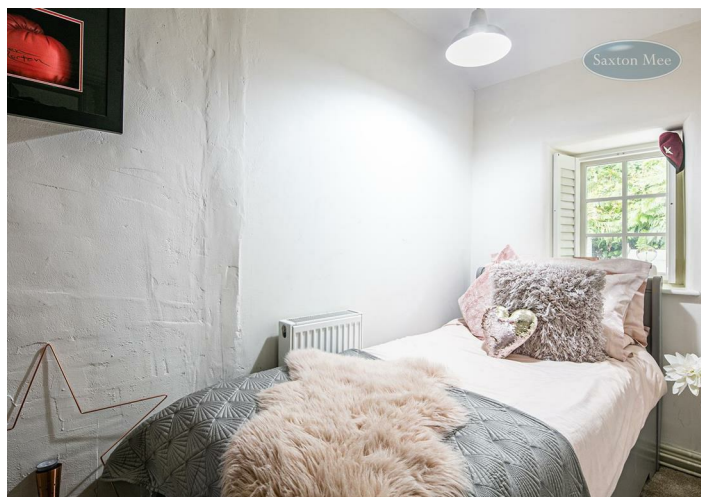
Sheffield S6 5SF

Offers In The Region Of £320,000

**** FREEHOLD **** An attractive stone built three bedroom cottage, oozing with character and charm throughout and occupying a prominent position in the heart of the leafy Rivelin Valley having a beautiful woodland back drop. The interior is complemented by modern fixtures and fittings yet retains the properties original features throughout, benefitting from underfloor heating to the ground floor, gas fired central heating and hard wood double glazed windows, which have bespoke made shutter blinds. Briefly, the living accommodation comprises: Spacious lounge/diner with dual aspect windows, exposed beams, cast iron log burner and stone surround. Breakfasting kitchen having a range of wall, drawer and base units, range cooker with five ring gas hob located beneath the extractor hood. Integrated appliances include a dishwasher, washing machine, fridge and freezer. A focal point of the kitchen is the York stone flagged floor. First floor: Two double bedrooms, the master having fitted wardrobes. Bedroom three is a good sized single bedroom or home office. Modern family bathroom with central fed shower over the bath, wash basin and W.C. Loft space ideal for storage.

- OFF ROAD PARKING
- FANTASTIC LOCATION
- FREEHOLD
- CHARACTER PROPERTY
- DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING





OUTSIDE

To the front is a landscaped garden with lawn, stone flagged terrace seating area and stone wall borders. Brick built outhouse. Gated driveway to the front for one vehicle. To the rear is a decked terrace and shed. Number #1 Glen Cottages also owns a second garden space, located at the end of the row of properties, which benefits from further off road parking for a further three vehicles. An internal inspection is required to appreciate the generous amount of outdoor space available within the grounds of this cottage.

LOCATION

Glen Cottages command an enviable rural location in the heart of Rivelin Valley, yet within easy reach of amenities in Stanington, Hillsborough and Crosspool. Reputable local schools for both primary and secondary pupils. Beautiful country walks on the door step. Well regarded public house serving excellent food just a stones throw away. Easy access to central Sheffield, the universities and teaching hospitals.

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.

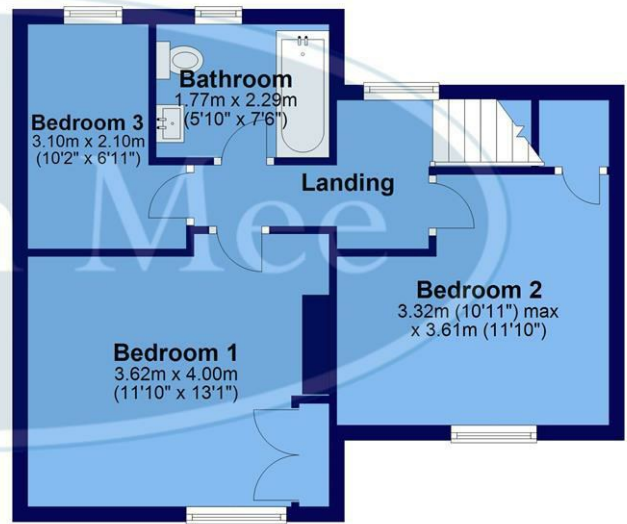
Ground Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 83.2 sq. metres (895.8 sq. feet)

Crookes
Hillsborough
Stocksbridge

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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			
(92 plus) A			
(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		EU Directive 2002/91/EC	