



Northcote Road Heeley Sheffield S2 3AU
Offers In The Region Of £199,950

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**** EARLY VIEWING ADVISED! **** Located just a stones throw away from Meersbrook Park is this immaculately presented, two double bedroom semi-detached home ideal for a professional couple or young family alike. The property benefits from uPVC double glazed windows and gas fired central heating throughout. The Baxi combination boiler is located in the bathroom and was installed in January 2019. Briefly, the spacious accommodation comprises: Entrance lobby. Large bay windowed lounge with feature fireplace and surround. Large kitchen diner having a range of modern fitted units with space for a fridge/freezer, integrated oven with electric hob and extractor hood above. Sink with mixer tap. Space for a dining table. Side entrance door and pantry with space for the washing machine and the electric/gas meters. French doors lead onto the patio seating area. First floor: Two large double bedrooms, the master having fitted wardrobes. Modern shower room with rainfall shower, wash hand basin, chrome towel radiator and low level W.C. Loft space ideal for storage.

- TWO DOUBLE BEDROOMS
- LARGE REAR GARDEN
- SOUGHT AFTER LOCATION
- IMMACULATELY PRESENTED
- MODERN DINING KITCHEN





OUTSIDE

To the front is an established garden with low stone wall and established plants. To the rear is a much larger than average garden with patio seating area, pergola/bar area, lawn and established borders and a summer house with power and light. Views towards Meersbrook Park.

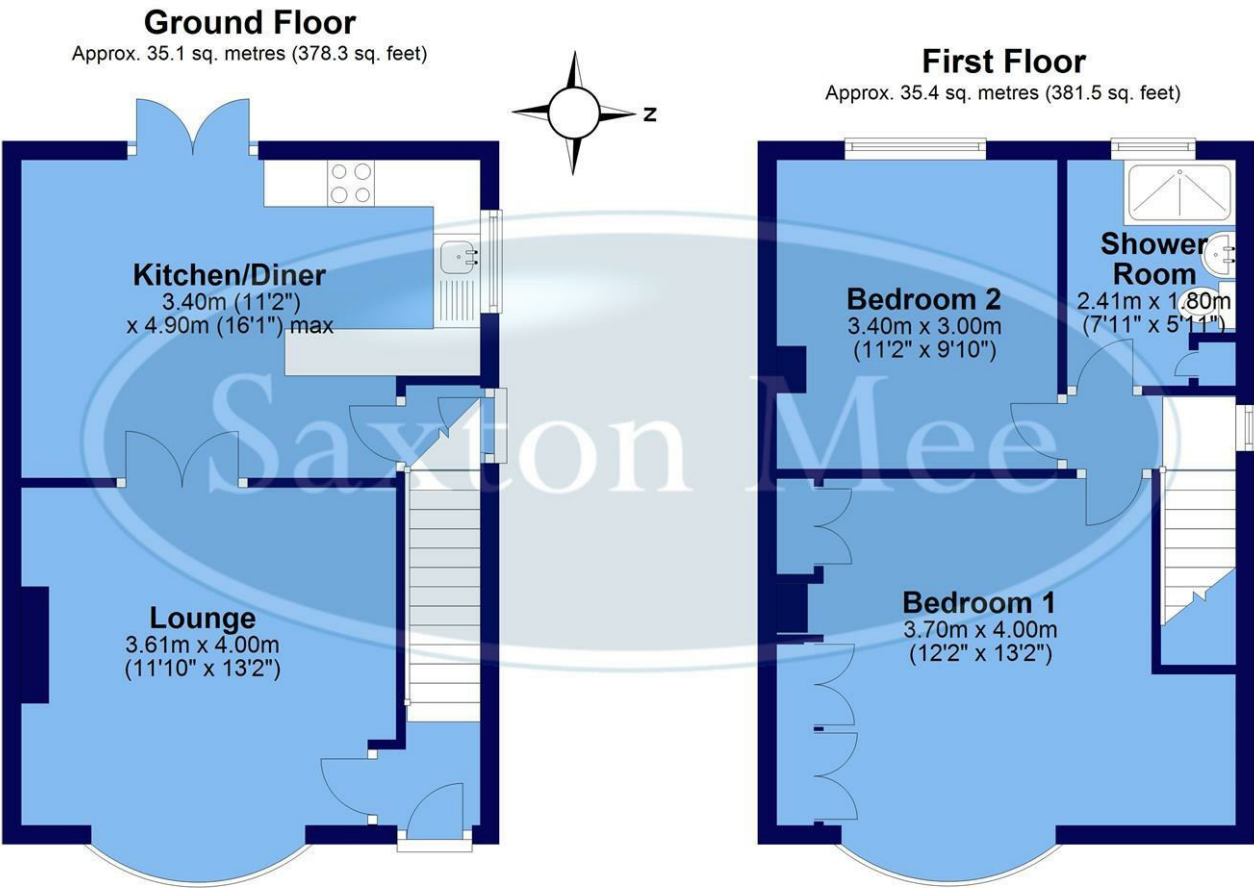
LOCATION

Situated in this popular residential area of Heeley, with easy access to the City Centre and the train station, excellent local amenities., regular public transport links and well regarded local schools.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-39)	G		
Not energy efficient - higher running costs			
England & Wales		66	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-39)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			