

# Saxton Mee



**Knowle Lane Ecclesall Sheffield S11 9SU**  
**Offers Around £349,000**



## Knowle Lane

Sheffield S11 9SU

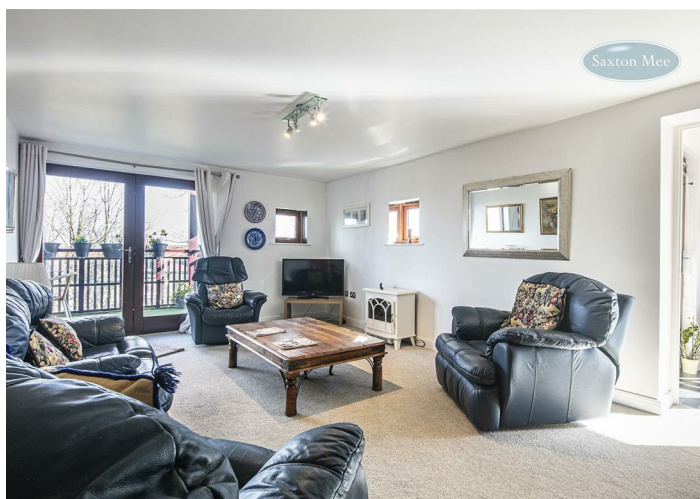
**Offers Around £349,000**

**\*\* NO CHAIN \*\*** Occupying one of the most desirable positions on the second floor of this highly sought after exclusive development is this two double bedroom, two reception room, two bathroom property; Apartment Five, Weetwood Gardens. Enjoying well proportioned living space all on one level, the accommodation briefly comprises: Communal entrance hall with lift access to all floors. Inner hallway with secure video/audio intercom entry system. Expansive lounge with access onto the large balcony and enjoying far reaching views. Breakfasting kitchen having a range of wall, drawer and base units and having integrated appliances including an under counter fridge and freezer, washing machine, dishwasher, oven with hob and extractor above. The delightfully bright and airy kitchen is flooded with natural light from three Juliet balconies with views over the valley and further towards the heart of Ecclesall. Formal dining room. Two double bedrooms, the master benefitting from high quality fitted wardrobes, drawers and a dressing. En-suite with a full three piece suite of bath with shower above, wash hand basin, low level W.C and heated towel rail. Separate shower room with shower enclosure, wash hand basin and low level W.C. Accessed from the inner hall are two substantial storage cupboards, one of which houses the heating system. Hardwood double glazed windows and wall mounted storage heaters. Early viewing is advised to secure this fantastic apartment. Call Saxton Mee today not to miss out!

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- ALLOCATED PARKING
- NO ONWARDS CHAIN
- DESIRABLE POSITION







## OUTSIDE

Allocated parking space which is covered and is extremely secure with fob access required to enter. Ample visitors parking on site. Vast communal gardens with a range of plants, shrubs and established trees beautifully manicured for the occupants enjoyment. Juliet balconies are plentiful in the kitchen area with superb views. Accessed from both the lounge and master bedroom is a much larger than average private balcony enjoying far reaching views with space for garden furniture, pots and plants.

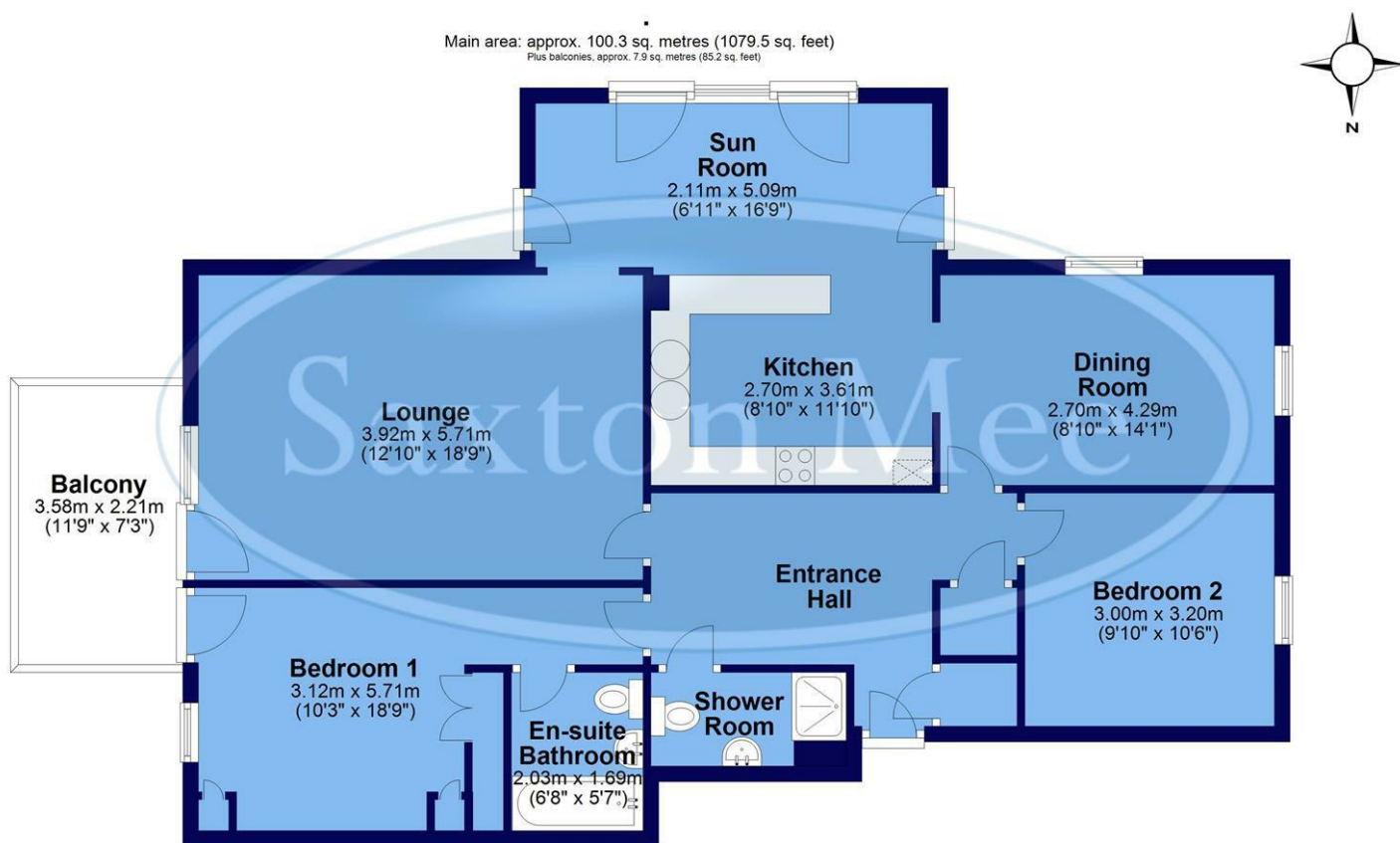
## LOCATION

The property is located just a short walk away from Bingham Park, Whiteley Woods, Endcliffe Park and the excellent amenities on both Ecclesall Road and Sharrow Vale Road. A popular and highly desirable location with an excellent array of shops, bars and restaurants. It offers easy access in to the City Centre with regular bus routes and in less than four miles you can reach the superb open spaces of the Peak District. There are also excellent local schools including Greystones, Hunters Bar and High Storrs.

## 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.



Main area: Approx. 100.3 sq. metres (1079.5 sq. feet)  
Plus balconies, approx. 7.9 sq. metres (85.2 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	85
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			