

Saxton Mee



Studfield Rise Sheffield S6 4SW
Guide Price £200,000



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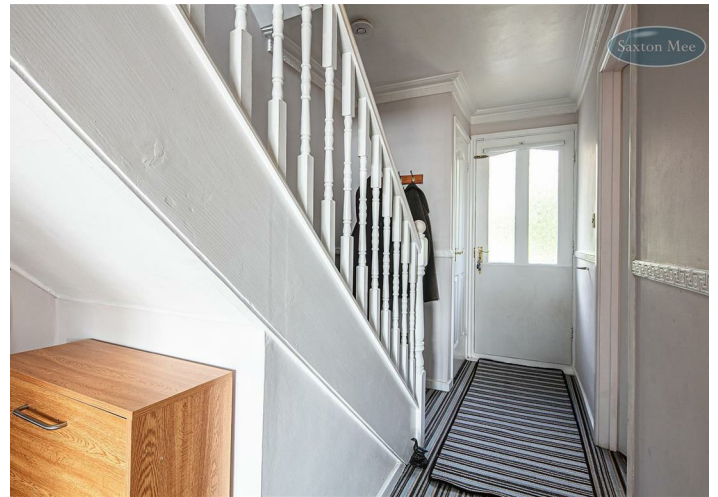
GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Tucked away in this quiet cul-de-sac is this three bedroom mid townhouse which enjoys a south facing rear garden and benefits from uPVC double glazing and electric heating. The property has easy access to amenities, transport links, schools, the city centre and open countryside.

In brief, the living accommodation comprises: enter via a front door into the entrance hall with a downstairs WC and storage space under the stairs. There is access to the open plan kitchen/diner and the lounge. The kitchen has a range of wall, base and drawer units with a contrasting solid Granite worktop which incorporates the sink and drainer. Integrated appliances include an integrated fridge, freezer, electric oven, four ring hob with extractor above and washing machine. The good sized lounge has a feature fireplace and uPVC French doors opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with a store room with pull-down ladders giving access into the boarded loft space with lighting. There is access to the three bedrooms and the bathroom. The principal double bedroom is to the rear aspect and benefits from fitted wardrobes. Double bedroom two is to the front and again benefits from fitted wardrobes. Bedroom three is to the rear aspect. The bathroom has a three piece suite including bath with overhead shower, glass shower screen, WC and wash basin.

- THREE BEDROOM TOWNHOUSE
- OPEN PLAN KITCHEN/DINER
- GOOD SIZED LOUNGE WITH uPVC FRENCH DOORS
- DOWNSTAIRS WC
- STORAGE SPACE
- SOUTH FACING REAR GARDEN
- AMENITIES & SCHOOLS
- TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE
- FREEHOLD





OUTSIDE

A gate opens to a front garden area with access to the front door. To the rear is a fully enclosed south facing garden which includes a wooden decked area, lawn and a brick built store.

LOCATION

Located in this popular residential area with easy access to a range of local amenities, including reputable schools, cozy pubs, independent shops, and cafes. The area is also conveniently close to Hillsborough's larger shopping district, with excellent supermarkets and retail stores, and Wisewood locals benefit from frequent bus routes that link them directly to Sheffield's city centre and beyond. The nearby Loxley Valley provides stunning walking and cycling routes through wooded trails and scenic riverbanks, while the beautiful Rivelin Valley Nature Trail, just a short drive away, offers family-friendly paths, picnic spots, and historic sites. The local Wisewood Sports Centre and nearby Hillsborough Leisure Centre provide various sports and fitness options, making it easy to maintain an active lifestyle.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore 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	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	84 88