

Saxton Mee



**St. Michaels Crescent Ecclesfield Sheffield S35 9YJ**  
**Guide Price £150,000**

**St Luke's**  
Sheffield's Hospice

# St. Michaels Crescent

Sheffield S35 9YJ

**Guide Price £150,000**

GUIDE PRICE £150,000-£160,000 \*\* FREEHOLD\*\* Offered for sale with NO CHAIN is this three bedroom, semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway, uPVC double glazing and gas central heating throughout. The property is in need of some modernisation and is ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises of uPVC entrance door which opens into the extended entrance porch, a further door opens into the entrance hall. Access to the lounge with gas fire and a large front window which fills the room with natural light. Open plan kitchen diner room having a range of wall, base and drawer units with a work surface incorporating the sink, drainer and four ring gas hob with extractor above. Integrated double electric oven, housing and plumbing for a washing machine and gas fire. The dining area has ample space for a table and chairs and sliding patio doors which open onto the rear. Access to the side porch with access to two storage rooms. A door opens onto the rear. From the entrance hall a staircase rises to the first floor landing with access into the loft space, three bedrooms, the two double bedrooms both benefiting from fitted wardrobes. Bathroom and separate WC.

- **VIEWING RECOMMENDED**
- **NO CHAIN**
- **IN NEED OF SOME MODERNISATION**
- **THREE BEDROOMS**
- **FULLY ENCLOSED REAR GARDEN**
- **DRIVEWAY**





## OUTSIDE

To the front wrought iron gates open to a driveway. Lawn garden. Fully enclosed rear garden with an attractive outlook and which includes an artificial lawn, seating area and large green house.

## LOCATION

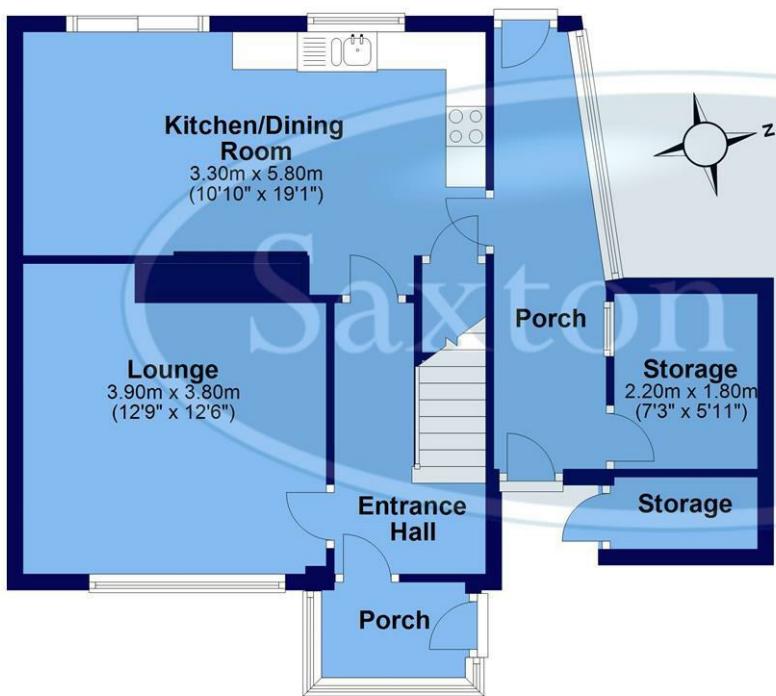
Beautiful rolling countryside and walks close by. Excellent amenities at Ecclesfield and Grenoside which boast supermarkets, local shops etc. Excellent catchment for schools. Regular public transport. Easy access to motorway connections.

## VALUER

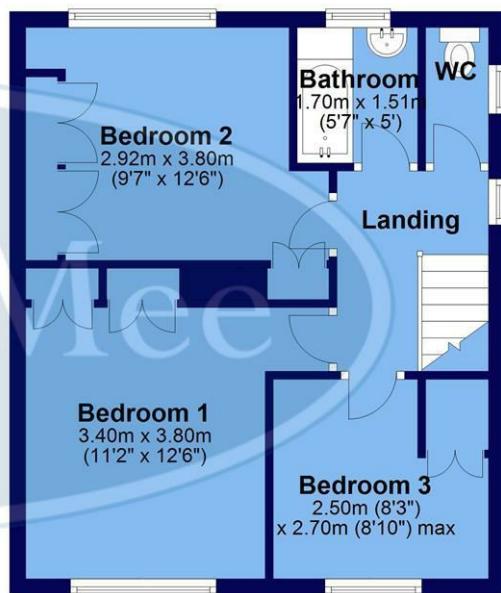
Greg Ashmore MNAEA

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.

**Ground Floor**  
Approx. 55.3 sq. metres (595.3 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 95.4 sq. metres (1027.4 sq. feet)

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Hillsborough  
Stocksbridge**

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



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(B4-B5)	D
(B6-B7)	E
(B8-B9)	F
(B10-B11)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	84

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(B4-B5)	D
(B6-B7)	E
(B8-B9)	F
(B10-B11)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	82