

Saxton Mee

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Barnsley Road Sheffield S5 6TA
Offers Around £160,000



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**** NO CHAIN **** A good size three bedroom semi detached property in need of modernisation , having the benefit of double glazing. the accommodation briefly comprises: spacious hallway, well proportioned lounge, good size dining room, fitted kitchen with wall and base units, space for oven and fridge, two excellent double bedrooms and a smaller single room , bathroom with full suite including shower and shower screen . The property has an excellent size cellar/ basement, a good size south facing rear garden. A driveway with a single garage.

Situated in a sought-after location, this house provides easy access to local amenities, schools, and transport links.

- NO CHAIN
- SOUTH FACING REAR GARDEN
- DRIVEWAY
- GARAGE
- BASEMENT





OUTSIDE

Excellent size rear garden that is south facing . Drive way with a single garage . Front garden.

LOCATION

Welcome to this charming semi-detached house located on Barnsley Road in the vibrant city of Sheffield , close to all amenities

VALUER

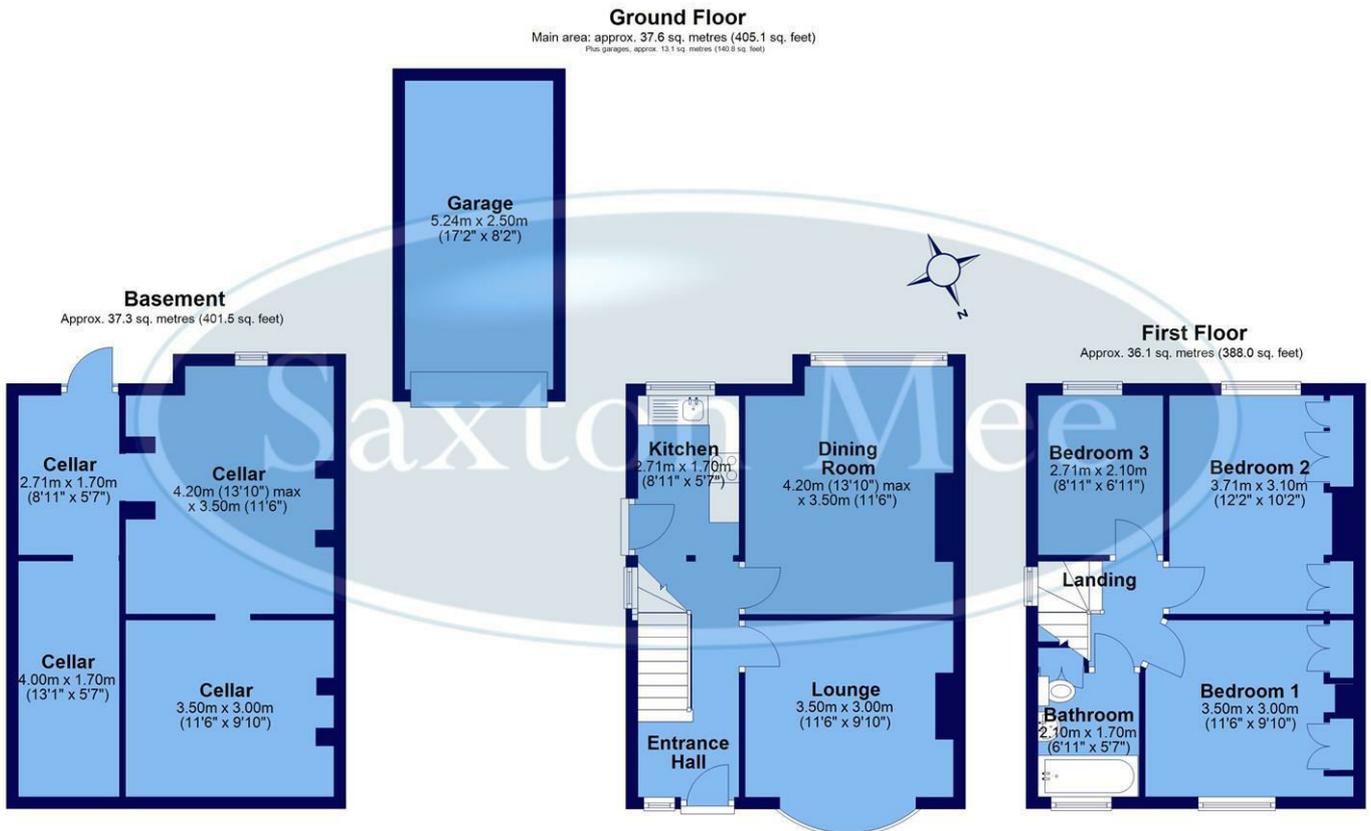
Greg Ashmore MNAEA

MATERIAL INFORMATION

The property is Freehold.

The property is currently Council tax band B.

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. 111.0 sq. metres (1194.6 sq. feet)

Plus garages, approx. 13.1 sq. metres (140.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-91) | B | | |
| (85-80) | C | | |
| (65-64) | D | | |
| (55-54) | E | | |
| (51-38) | F | | |
| (1-20) | G | | |
| Very energy efficient - higher running costs | | | |
| England & Wales | | 82 | 50 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (81-61) | B | | |
| (55-60) | C | | |
| (39-54) | D | | |
| (21-38) | E | | |
| (1-20) | F | | |
| Not environmentally friendly - higher CO ₂ emissions | G | | |
| England & Wales | | | |