

# Saxton Mee



**Top Side Grenoside Sheffield S35 8RD**  
**Guide Price £235,000**



## Top Side

Sheffield S35 8RD

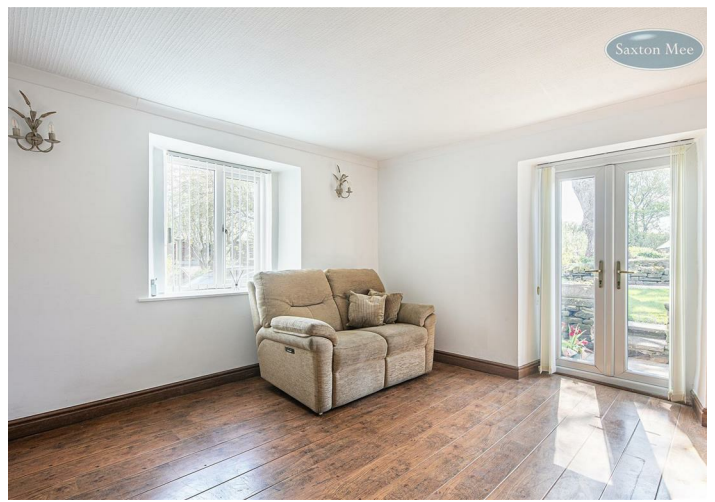
Guide Price £235,000

GUIDE PRICE £235,000-£245,000 \*\* FREEHOLD \*\* SOUTH FACING GARDEN \*\* NO CHAIN \*\* A fantastic opportunity has arisen to acquire this two bedroom, stone built end terrace style cottage which benefits from uPVC double glazing and gas central heating. Grenoside is a semi rural village with fantastic woodland walks on your doorstep. Excellent local amenities including schools, shops, pubs and public transport links into the city. Access to the M1 Motorway is within close proximity.

Decorated in neutral tones, the living accommodation briefly comprises: enter via a front door into the kitchen/diner which has a range of wall, base and drawer units with contrasting worktops which incorporate the sink. Integrated appliances include an electric oven with a four ring hob and extractor above, fridge, freezer, dishwasher and washing machine. A unit houses the gas combination boiler. A sliding door opens to an under stair storage cupboard with fitted shelving. Access into the inner lobby with a door opening into the lounge which has uPVC French doors opening to the south facing garden.

From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the wet room. The principal double bedroom has dual aspect windows, perfect for enjoying the views and benefits from fitted wardrobes. Bedroom two has access to the second floor and the occasional loft room which has eaves access, exposed beams and a window enjoying the stunning views. The wet room has a WC and wash basin.

- TWO BEDROOM END TERRACE
- SOUTH FACING GARDEN
- OCCASIONAL LOFT ROOM
- LOUNGE WITH uPVC FRENCH DOORS
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- WET ROOM
- FANTASTIC LOCATION
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO MOTORWAY NETWORKS
- ON THE CUSP OF OPEN COUNTRYSIDE





## OUTSIDE

Shared access leaves to the front entrance door. Shared access to the rear and the garden which has a lawn with planted borders. Garden shed.

## LOCATION

Located in the popular commuter village of Grenoside, this property is situated within a short distance of an array of shops and pubs, a stones throw from local woodland and rural walks, surrounded by reputable schools, minutes away from the M1, serviced by good public bus routes and with direct roads leading to Sheffield, Barnsley and Manchester.

## MATERIAL INFORMATION

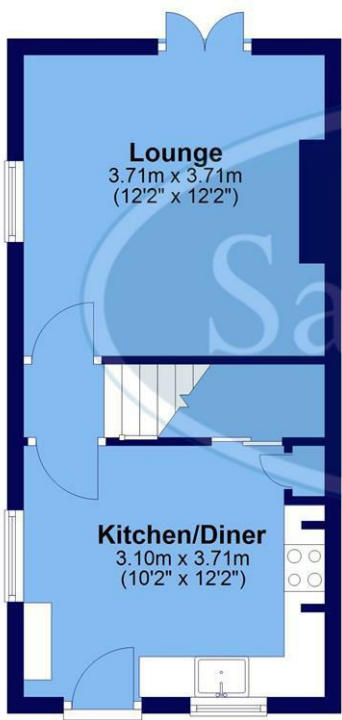
The property is Freehold and currently Council Tax Band B.

## VALUER

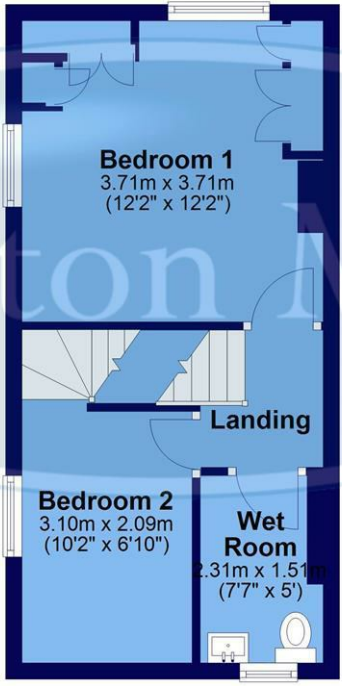
Greg Ashmore MNAEA

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. 29.3 sq. metres (315.5 sq. feet)



**First Floor**  
 Approx. 29.3 sq. metres (315.5 sq. feet)



**Second Floor**  
 Approx. 20.1 sq. metres (216.0 sq. feet)



**Total area: approx. 78.7 sq. metres (847.1 sq. feet)**  
 All measurements are approximate and to max vertical and horizontal lengths  
 Plan produced using PlanUp.

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

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 82 Middlewood Road, Sheffield S6 4HA  
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Energy Efficiency Rating	
Current	Potential
61	75

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO2 emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO2 emissions  
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
63	76

Very environmentally friendly - lower CO2 emissions  
Very environmentally friendly - higher CO2 emissions  
 England & Wales EU Directive 2002/91/EC