



Axe Edge Close Sheffield S5 9BT
Guide Price £240,000

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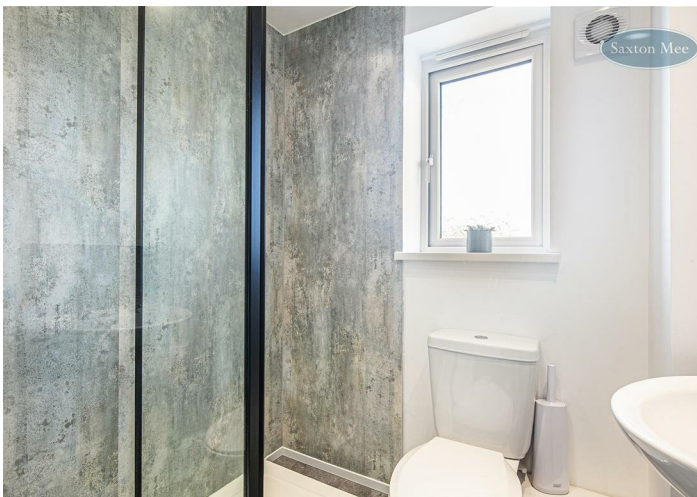
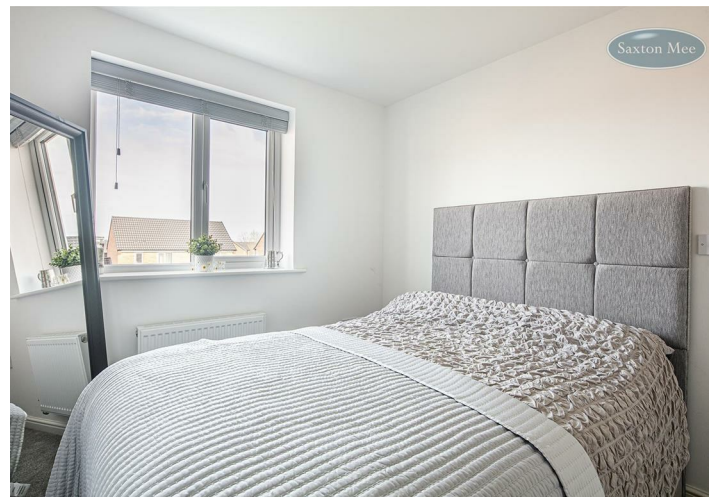
Sheffield S5 9BT

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GUIDE PRICE £240,000-£250,000 Situated on this quiet cul-de-sac is this beautifully presented, three bedroom detached property which enjoys a landscaped rear garden and benefits from a driveway, integral garage, uPVC double glazing and gas central heating. The property is located within easy access to local shops, schools, public transport and motorway links. In brief, the living accommodation comprises: front door which opens into the entrance hall with a downstairs WC. A door then opens into the lounge with a large front window allowing lots of natural light. There is a useful under stair storage cupboard. A door then opens into the kitchen/dining room. The kitchen has a modern range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. There is a range of integrated appliances including electric oven, dishwasher, fridge, freezer and washing machine. There is ample space for a dining table and chairs along-with uPVC French doors opening onto the patio, a perfect extension for outside dining and entertaining. To the first floor you will find two double bedrooms, the master with an air conditioning unit and a versatile third bedroom, which is currently used as a dressing room. There is also a shower room with a double shower, WC and wash basin.

- VIEWING IS A MUST!
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS & A SHOWER ROOM
- SUPERB REAR GARDEN
- DRIVEWAY & GARAGE
- LOUNGE & DINING KITCHEN
- DOWNSTAIR WC
- EPC RATING B & SEVEN YEARS REMAINING ON THE NEW BUILD GUARANTEE
- AMENITIES, PUBLIC TRANSPORT & MOTORWAY LINKS





OUTSIDE

To the front is a lawn with a driveway to the side which leads to the integral garage. To the rear is a large, landscaped rear garden with a good size patio and lawn.

LOCATION

Located on this popular estate with excellent shops, supermarkets, amenities, good schools and transport links making it an ideal location to be based. The M1/M18 motorway network and Meadowhall are also a short drive away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

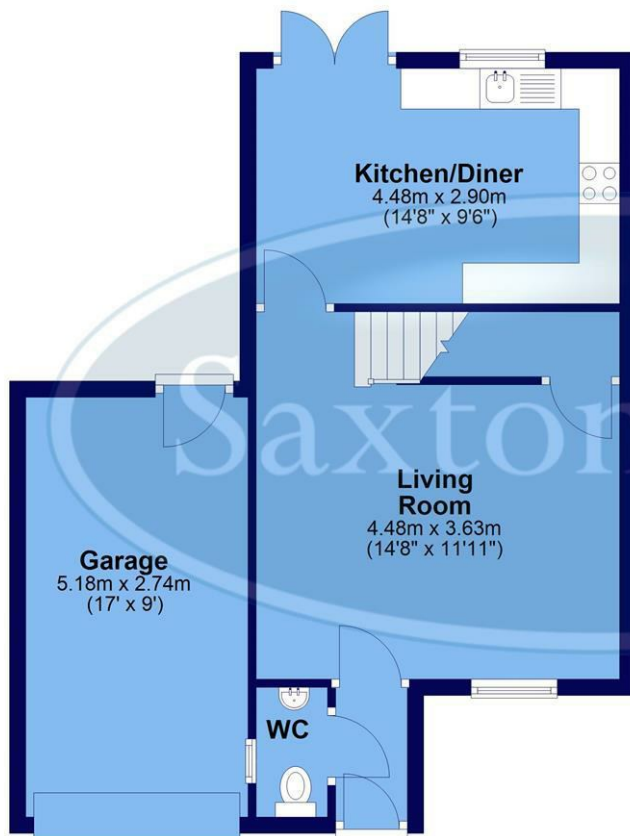
VALUER

Chris Spooner

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.

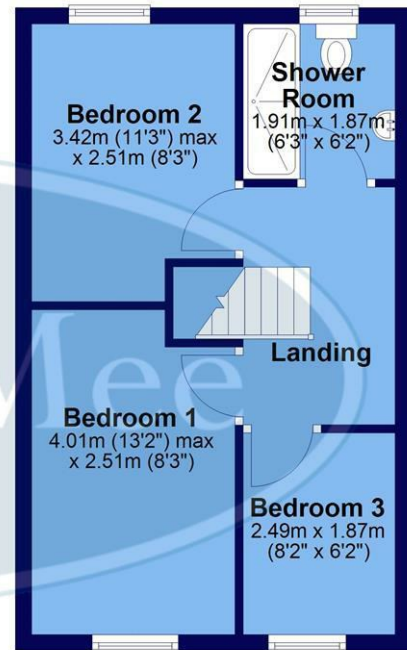
Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 85.3 sq. metres (918.4 sq. feet)

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

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