Saxton Mee







Hill Top Rise Grenoside Sheffield S35 8PD
Price Guide £300,000

St Luke's Sheffield's Hospice

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GUIDE PRICE: £300,000-£325,000 ** NO CHAIN ** IN NEED OF MODERNISING ** Situated at the end quiet cul-de-sac on a good sized plot is this three double bedroom, bay fronted detached bungalow which has gardens to the front and rear and benefits from a driveway providing off-road parking, a car port, uPVC double glazing and gas central heating. The property is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own taste.

Neutrally decorated throughout, the living accommodation briefly comprises: enter via a composite door into the entrance hall with an under stair storage cupboard. From the hall, access to the lounge, kitchen/breakfast room, two bedrooms and the bathroom. The lounge has an electric fire set in an attractive surround and uPVC French doors opening onto the rear garden. The lounge flows into a dining area. The kitchen/breakfast room has a range of units with a contrasting worktop which extends to a breakfast bar. Integrated appliances include a double electric oven, four ring hob with extractor above, fridge, freezer and dishwasher along with housing and plumbing for a washing machine and the housed gas boiler. There is a rear uPVC entrance door.

The principal double bedroom has a front bay window, fitted wardrobes and cupboards. Double bedroom two, again has a bay window, fitted wardrobes and cupboards. The bathroom has a four piece suite including bath, shower enclosure, WC and wash basin set in a combination unit.

From the entrance hall, a staircase rises to the first floor landing with access into attic bedroom three with a storages cupboard, eaves access and a dormer window overlooking the rear garden.



- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- LOUNGE WITH uPVC FRENCH DOORS & DINING AREA
- KITCHEN/BREAKFAST ROOM
- FOUR PIECE SUITE BATHROOM
- GARDENS TO THE FRONT & REAR
- DRIVEWAY & CAR PORT
- QUIET CUL-DE-SAC POSITION
- AMENITIES, TRANSPORT LINKS & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS










OUTSIDE
To the front is a lawned garden, block paving and planted borders. A block paved driveway leads to a car port with access to the fully enclosed rear garden which includes a patio, lawn, garden pond and a barbecue area. Brick built outbuilding and a store room with water tap.

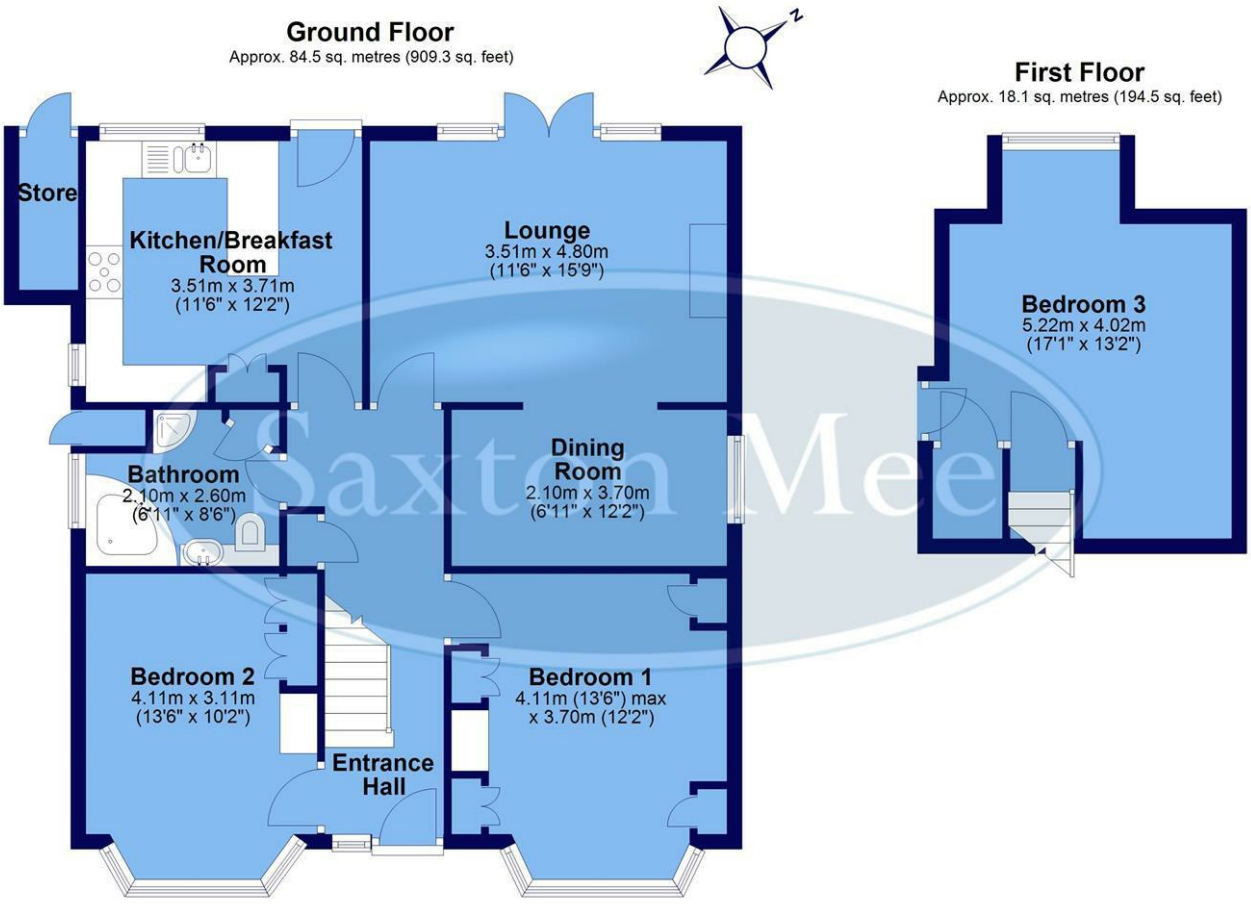
LOCATION
Numerous walks are on the doorstep including Birley Edge and Grenowoods, the Peak District National Park a short drive away. Numerous schools, parks, shops, Fox Valley Retail Park & supermarkets are within close proximity. Transport links are excellent, including access to many commuter routes & the motorway network.

MATERIAL INFORMATION
The property is Leasehold with a term of 200 years running from the 29th September 1955 (129 years remaining).
The property is currently Council Tax Band E.

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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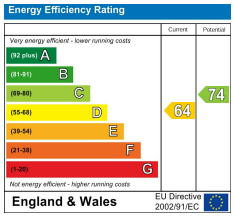


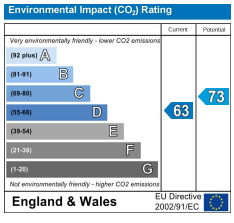
Total area: approx. 102.6 sq. metres (1103.9 sq. feet)

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

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