

Saxton Mee



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Creswick Lane Grenoside Sheffield S35 8NL
Guide Price £425,000



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GUIDE PRICE £425,000-£450,000 * FREEHOLD * SOUTH FACING GARDEN * An exceptional opportunity to acquire this spacious and beautifully upgraded three bedroom, two bath/shower room detached bungalow which is situated on this admirable plot enjoying stunning far-reaching views and beautiful gardens to the front, side and rear. With its detached garage, a driveway, new windows and doors, new heating system, new kitchen, bathrooms and flooring and convenient location close to amenities, link roads and countryside, this property is sure to appeal to those seeking a comfortable and modern home in a desirable setting. The property has the added benefit of Planning Permission number 22/00246/FUL to develop the property to create a five bedroom detached home.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front composite door opens into the spacious entrance hall with access into the excellent sized loft space which houses the gas boiler. Access to the lounge/dining room, kitchen/breakfast room, the three bedrooms and the bathroom. The well proportioned lounge has bay windows to the front and rear filling the room with natural light, while the focal point of the room is the modern electric fire. The modern and contemporary kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing for a washing machine, dishwasher and fridge freezer. There is a breakfast bar and a rear uPVC door. The kitchen flows into a snug with uPVC French doors opening onto the rear garden.

The principal double bedroom has a bay window, a row of fitted wardrobes and the added advantage of an en suite. Bedroom two is to the rear aspect and again benefits from fitted wardrobes. Bedroom three is to the front. The stylish bathroom has a large freestanding bath, WC and wash basin.

- STUNNING THREE BEDROOM, TWO BATH/SHOWER ROOM DETACHED BUNGALOW
- GARDENS TO THE FRONT, SIDE & REAR
- UPGRADED THROUGHOUT TO A HIGH STANDARD
- NEW WINDOWS, DOORS & FLOORING
- NEW KITCHEN & BATH/SHOWER ROOMS
- NEW BOILER & GAS CENTRAL HEATING SYSTEM
- WELL PROPORTIONED LOUNGE/DINING ROOM
- SNUG WITH uPVC FRENCH DOORS OPENING TO THE REAR GARDEN
- DRIVEWAY & DETACHED GARAGE
- LARGE LOFT





OUTSIDE

Situated on this fully enclosed plot enjoying well-kept gardens to the front, side and rear. A mature hedgerow encloses the front lawn garden with attractive planted borders. Steps and a path lead to the front entrance door. To the rear is a Indian stone patio and further lawn as well as an electric point. A driveway leads to the detached garage with both garage and side doors, power, lighting and storage to the rear.

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 Freehold and 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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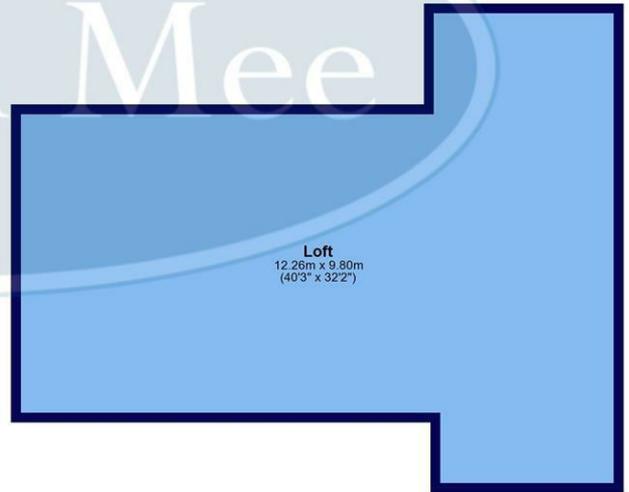
Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 18.6 sq. metres (200.4 sq. feet)



Ground Floor
Approx. 95.1 sq. metres (1023.6 sq. feet)



First Floor
Approx. 89.5 sq. metres (963.2 sq. feet)



Main area: Approx. 184.6 sq. metres (1986.8 sq. feet)
Plus garages: approx. 18.6 sq. metres (200.4 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		68	74