

Saxton Mee



Studfield Road Sheffield S6 4SS  
£180,000



## Studfield Road

Sheffield S6 4SS

£180,000

FREEHOLD\*\*\* NO CHAIN\*\*\* Situated on this attractive tree lined road is this three bedroom, semi detached property which enjoys gardens to both the front and rear, gas central heating. The property has UPV double Glazing throughout . In brief, the living accommodation comprises of entrance door which leads into the entrance hall . Lounge with a large window to the front filling the room with natural light. Kitchen diner having a range of wall, base and drawer units with a work surface which incorporates the sink and drainer , integrated electric oven and housing for a washing machine. Patio doors give access to the rear garden. Storage cupboard which houses the modern gas boiler. From the entrance hall a staircase rises to the first floor with access to the three bedrooms and bathroom with an overhead shower, WC and wash basin.

- FRONT GARDEN
- REAR GARDEN
- EXCELLENT LOCAL SCHOOL
- SHOPS CLOSE BY
- LOCAL TRANSPORT





## **OUTSIDE**

The property benefits from a front and rear garden. Access down the side of the property to the rear garden.

## **LOCATION**

Situated in the popular residential area of Loxley within close proximity to Malin Bridge and its excellent public transport links. Hillsborough itself is just a short journey away with an array of amenities including butchers, bakers, greengrocers, beauty salons, takeaways, public houses and restaurants.

## **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. 38.3 sq. metres (411.7 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (411.7 sq. feet)



Total area: approx. 76.5 sq. metres (823.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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

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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	83