

Saxton Mee

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**Hereward Road Sheffield S5 7UA**  
**Guide Price £240,000**

**St Luke's**  
Sheffield's Hospice

# Hereward Road

Sheffield S5 7UA

**Guide Price £240,000**

GUIDE PRICE £240,000-£250,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Situated in this established residential area with links to the Northern General Hospital and local schools is this effectively extended, three double bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: front uPVC door which opens into the entrance hall with an under stair storage cupboard and access into the kitchen/breakfast room, utility, downstairs WC and the large open plan lounge, dining room and garden room. The kitchen has a range of wall, base and drawer units with complementary granite work surfaces which incorporate the pot sink. There is a Range style cooker along-with housing for the boiler, wine cooler and American style fridge freezer. A Velux window as well as uPVC French doors make this a bright and airy space with the uPVC doors opening onto a patio, providing a perfect extension for outside dining and entertaining. The utility/side entrance lobby has housing and plumbing for a washing machine and tumble dryer. The lounge to the front has a lovely bay window, while the focal point is the gas fire set in an attractive surround. The lounge continues into a dining area and garden room which has a Velux window and uPVC French doors opening onto the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the spacious bathroom. Bedroom one is a good size double and has a bay window. Double bedroom two overlooks the rear garden. Double bedroom three has two windows allowing lots of natural light. The bathroom has a four piece suite including shower cubicle, freestanding bath, WC and wash basin.

- EARLY VIEWING ADVISED
- EFFECTIVELY EXTENDED THREE BEDROOM SEMI DETACHED
- LARGE FOUR PIECE SUITE BATHROOM
- WELL PROPORTIONED, OPEN PLAN LOUNGE, DINING ROOM & GARDEN ROOM
- GOOD SIZE KITCHEN/BREAKFAST ROOM
- UTILITY & DOWNSTAIRS WC
- DRIVEWAY & FULLY ENCLOSED REAR GARDEN





## OUTSIDE

To the front is a lawn and driveway. To the rear is a fully enclosed garden which has a patio and lawn.

## LOCATION

Situated in a sought-after location, this home offers excellent public transport links, nearby schools, local amenities, parks, a strong local community, and easy access to major road links.

## 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.



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (A2 plus)	A		
(B1-B1)	B		
(B2-B3)	C		
(D5-D6)	D		
(E9-E10)	E		
(F11-F12)	F		
(G13-G14)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A		
(B1-B1)	B		
(B2-B3)	C		
(D5-D6)	D		
(E9-E10)	E		
(F11-F12)	F		
(G13-G14)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			