



Gaskell Gardens Sheffield S5 8EE
Guide Price £185,000

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GUIDE PRICE £185,000-£190,000 ** FREEHOLD ** Situated on this quiet cul-de-sac is this deceptively spacious two double bedroom terrace property which enjoys a fully enclosed rear garden and benefits from a driveway providing an off-road parking space, a downstairs WC, uPVC double glazing and gas central heating.

Decorated throughout in neutral tones, the well presented living accommodation briefly comprises: enter via a front composite door into the entrance hall with access into the kitchen/diner. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher and washing machine along with space for a fridge freezer and the housed gas boiler. An under stair cupboard offers useful storage and has space for a tumble dryer. Downstairs WC. Access through to the lounge which has a uPVC door opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into an insulated loft space, the two bedrooms and the bathroom. The principal bedroom is a good sized double with two front facing windows and ample space for furniture. Double bedroom two overlooks the rear garden. The bathroom has a white three piece suite including bath with overhead shower, glass shower screen, WC and wash basin.

- WELL PRESENTED TWO DOUBLE BEDROOM END TERRACE
- MODERN KITCHEN/DINER
- WELL PROPORTIONED LOUNGE WITH ACCESS ONTO THE REAR GARDEN
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING AN OFF-ROAD PARKING SPACE
- COMMUNAL GARDEN
- QUIET CUL-DE-SAC
- EASY ACCESS TO THE CITY CENTRE & MOTORWAYS NETWORKS





OUTSIDE

To the front is a lawn and a driveway providing an off-road parking space. To the rear is a fully enclosed rear garden which includes a patio and lawn.

LOCATION

Communal garden. Situated within a short drive to local supermarkets, gyms, transport links, schools, open countryside and woodland walks in Grenoside.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A. There is an Estate Charge of £183.80 - £45.95 per quarter.

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.

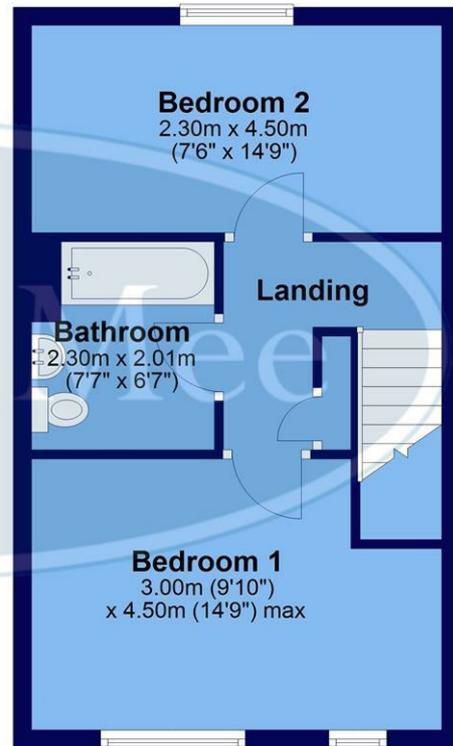
Ground Floor

Approx. 35.1 sq. metres (377.7 sq. feet)




First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 70.2 sq. metres (755.4 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) 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		EU Directive 2002/91/EC	