



Francis Grove High Green Sheffield S35 4FU
Guide Price £120,000

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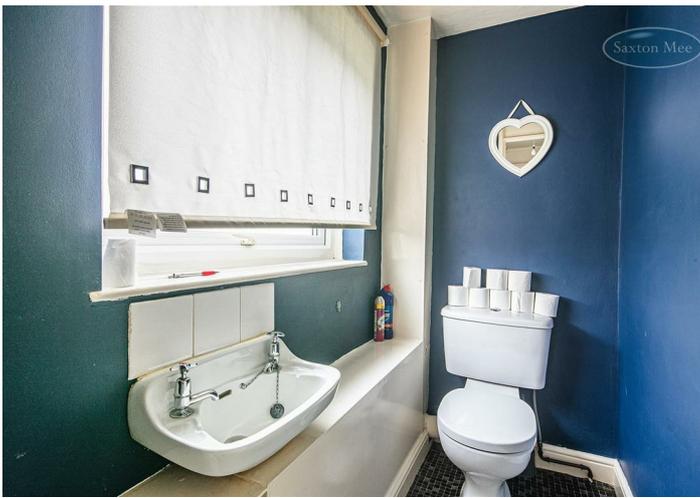
GUIDE PRICE £120,000-£130,000 ** FREEHOLD ** SOUTH-WEST FACING GARDEN ** Situated in this popular residential area is this two double bedroom semi detached property which benefits from ample storage cupboards, uPVC double glazing, gas central heating and communal off-road parking.

The accommodation briefly comprises: enter via a rear door into the entrance hall with a store room which houses the gas boiler. Access into the lounge and the kitchen. The open plan kitchen/diner has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven, washing machine and a fridge freezer. The lounge has a front facing window allowing natural light. There is an inner lobby with a front entrance door and a storage cupboard.

From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms, a bathroom and separate WC. Both bedrooms are double in size and benefit from fitted wardrobes. Bedroom two has access into the loft space. The modern and contemporary bathroom has a bath with electric shower and a wash basin with vanity unit. Separate WC.

- TWO DOUBLE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- AMPLE STORAGE
- SOUTH-WEST GARDEN
- COMMUNAL OFF-ROAD PARKING
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY
- COUNTRY WALKS
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





OUTSIDE

Off-road communal parking. To the front of the property has a seating area, lawn and garden shed.

LOCATION

Situated in this popular residential area with excellent local amenities close-by. Regular public transport. Local Schools. Close to Chapeltown which boasts a good shopping complex. Country walks within a short distance. Easy access to Motorway links.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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. 41.1 sq. metres (442.2 sq. feet)

First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	82		

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Energy Efficiency Rating

Very energy efficient - lower running costs

(92-91) **A**

(81-91) **B**

(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 (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(81-91) **A**

(69-80) **B**

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Not environmentally friendly - higher CO₂ emissions

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