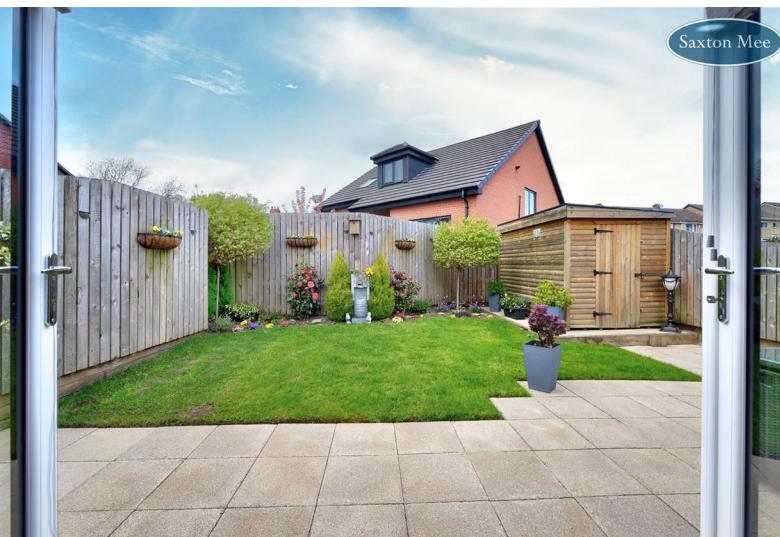


Saxton Mee

Saxton Mee



Springwood Gardens High Green Sheffield S35 4LN
Offers Around £230,000

St Luke's
Sheffield's Hospice

Springwood Gardens

Sheffield S35 4LN

Offers Around £230,000

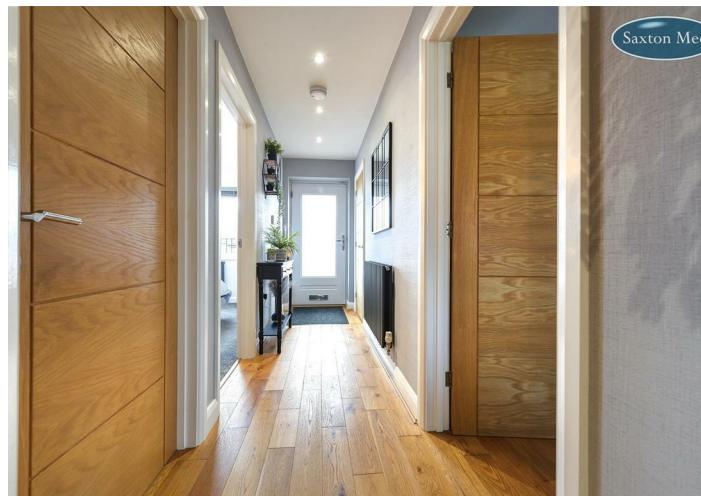
**** FREEHOLD **** Situated on this quiet cul-de-sac is this very well presented, two bedroom semi detached bungalow which enjoys a fully enclosed rear garden and benefits from just under five years remaining on its NHBC New Build Guarantee, off-road parking for two cars, uPVC double glazing and gas central heating. The kitchen has been upgraded from the original build and the property has new internal oak doors, oak flooring and fitted blinds.

Tastefully decorated throughout, the living accommodation briefly comprises front composite door which opens into the entrance hall with two storage cupboards and access into the excellent sized, boarded loft space which offers useful storage. Lovely oak flooring flows into the open plan lounge/diner and the kitchen. The lounge/diner has upVC French doors opening onto the rear garden, feature lighting and a modern radiator. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, microwave, ceramic induction hob with extractor above, fridge, two freezers and a washer dryer. A cupboard houses the gas boiler and there is a pantry/pull-out cupboard. There are two double bedrooms, the master has fitted wardrobes, with both having space for furniture. The well presented shower room has a LED mirror, walk-in double shower cubicle, WC and wash basin in a vanity unit.

The property is well-placed for local shops and amenities, good local schools, recreational facilities, public transport links, Chapeltown train station, and access to the city centre, hospitals, Meadowhall and the M1 Motorway.

- **VIEWING IS A MUST!**
- **TWO DOUBLE BEDROOMS**
- **VERY WELL PRESENTED ACCOMMODATION THROUGHOUT**
- **MODERN SHOWER ROOM**
- **OPEN PLAN LOUNGE/DINER & KITCHEN WITH INTEGRATED APPLIANCES**
- **LANDSCAPED REAR GARDEN**
- **QUIET CUL-DE-SAC**
- **AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS**
- **EASY ACCESS TO MEADOWHALL & M1 MOTORWAY**





OUTSIDE

Off-road parking for two cars. A path leads to the front entrance door. Access down the side of the property to the fully enclosed garden with a patio, lawn and a planted border. Electric points and garden shed with electric.

LOCATION

Springwood Gardens is a quiet cul de sac, well-placed for local shops and amenities, good local schools, recreational facilities, public transport links, Chapeltown train station, and access to the city centre, hospitals, Meadowhall and the M1 Motorway.

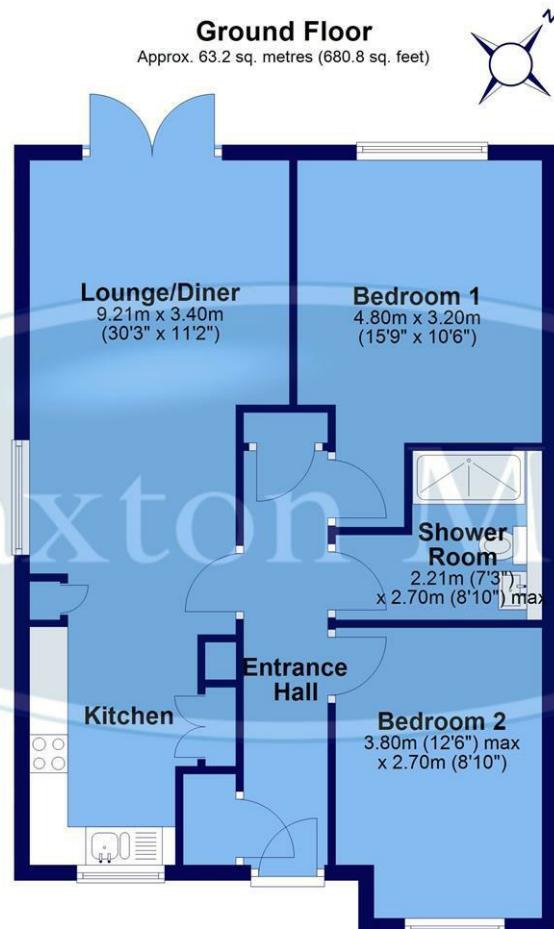
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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.



Total area: approx. 63.2 sq. metres (680.8 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



onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus)	A
(B1-B1)	B
(B9-B9)	C
(D5-D4)	D
(D9-D4)	E
(F1-F8)	F
(G1-G9)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	96

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A1 plus)	A
(B1-B1)	B
(B9-B9)	C
(D5-D4)	D
(D9-D4)	E
(F1-F8)	F
(G1-G9)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	96