

Saxton Mee



Linden Road Ecclesfield Sheffield S35 9XL
Guide Price £130,000

St Luke's
Sheffield's Hospice

Linden Road

Sheffield S35 9XL

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GUIDE PRICE £130,000-£140,000 ** NO CHAIN **
Situated on this quiet cul-de-sac position overlooking Ecclesfield Park is this two bedroom terrace property which enjoys a rear garden and benefits from gas central heating. in brief, the living accommodation comprises front uPVC entrance door which opens into the lounge. Kitchen diner having a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob. Integrated double electric oven, housing and plumbing for a washing machine and the housed gas boiler. Space for a dining table and chairs. Rear entrance lobby with a uPVC entrance door and access to the shower room comprising double shower cubicle with electric shower, WC and wash basin. From the kitchen diner, an open plan staircase rises to the first floor landing with access into the two bedrooms, both benefiting from fitted wardrobes.

- **VIEWING RECOMMENDED**
- **TWO BEDROOM TERRACE PROPERTY**
- **GOOD SIZE REAR GARDEN**
- **LOVELY VIEWS OVERLOOKING ECCLESFIELD PARK**
- **NO CHAIN**





OUTSIDE

Block paved area. Shared access leads to the rear garden which includes a lawn and garden shed.

LOCATION

The property is located close to the M1 motorway making it ideal for commuting, local parkland is close-by as are the amenities and transport links of Ecclesfield village.

NOTES

The property is Leasehold with a term of 800 years from the 25th March 1902. Ground Rent to be confirmed. The property is 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.

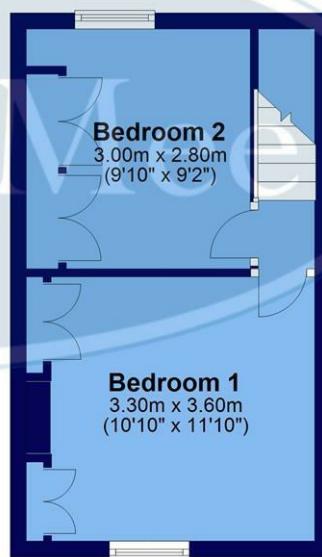
Ground Floor

Approx. 29.0 sq. metres (312.5 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.4 sq. feet)



Total area: approx. 52.1 sq. metres (560.8 sq. feet)

All measurements are approximate
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


Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	89
(B1-B1) B	71
(B2-B9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G8) 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 (A2 plus) A	89
(B1-B1) B	
(B2-B9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G8) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC