

Saxton Mee



**Dixon Drive Wharncliffe Side Sheffield S35 0DG**  
**Guide Price £190,000**

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

# Dixon Drive

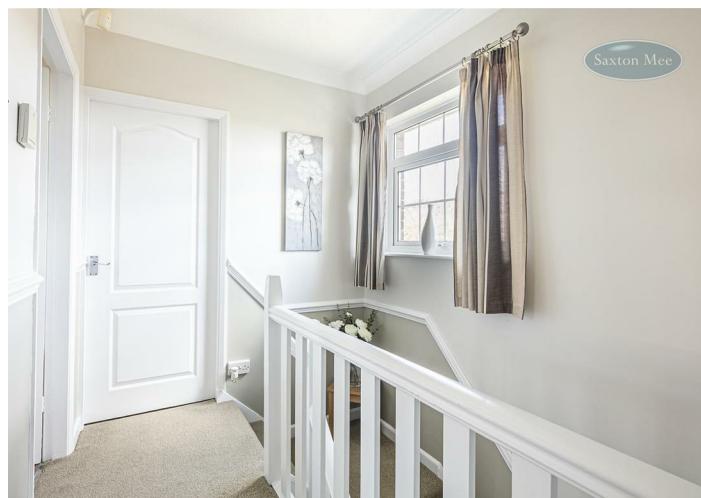
Sheffield S35 0DG

**Guide Price £190,000**

GUIDE PRICE £190,000-£200,000 \*\* NO CHAIN \*\* FREEHOLD \*\* WEST FACING REAR GARDEN \*\* Enjoying attractive views and situated in this popular residential area is this brick built, three bedroom semi detached property which enjoys both front and rear gardens and benefits from uPVC double glazing and gas central heating. The living accommodation briefly comprises front composite entrance door which opens into the entrance with under stair storage cupboard. Cloakroom (originally a downstairs WC). Access into the open plan lounge/dining room with front and rear windows filling the room with natural light. Separate kitchen having a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include electric oven, dishwasher, fridge and freezer. Composite side entrance door which opens onto the side and access into the two large outbuildings, one benefiting from electric, lighting and space for a fridge and freezer, both providing excellent storage. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms, the master benefiting from fitted cupboards. Three piece suite bathroom comprising bath with overhead shower, WC and wash basin. Pull-down ladders into the loft space which houses the boiler.

- VIEWING RECOMMENDED
- THREE BEDROOM SEMI DETACHED
- GOOD SIZE WEST FACING REAR GARDEN
- WELL PROPORTIONED LOUNGE/DINER
- SEPARATE KITCHEN
- DOWNSTAIRS CLOACKROOM





## OUTSIDE

Steps and path lead to the front and side entrance doors. Lawn front garden. Access down the side of the property which leads to the rear garden which is mostly laid to lawn includes a newly laid patio. Good size outbuilding which benefits from electric and lighting, providing excellent storage.

## LOCATION

The villages of Wharncliffe Side and Oughtibridge are close by with local amenities including a Co-op. Wharncliffe Primary & Nursery School. A short car journey into Stocksbridge and Fox Valley Shopping Centre as well as Sheffield City Centre with its excellent amenities, Universities and Hospitals. Good motorway links and public transport. Train station 25 minute journey. Beautiful county walks including Ewden Dam.

## NOTES

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.

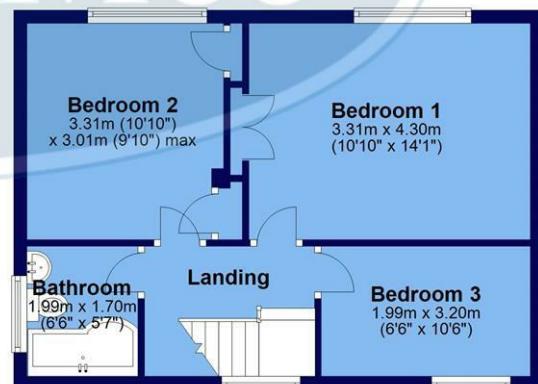
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor  
Approx. 46.6 sq. metres (501.5 sq. feet)



First Floor  
Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 88.1 sq. metres (948.3 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

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Hillsborough  
Stocksbridge**

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 OnTheMarket.com

  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A) plus A	Current Potential
B	85
C	66
D	66
E	66
F	66
G	66
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A) plus A	Current Potential
B	85
C	66
D	66
E	66
F	66
G	66
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	