



Farnaby Drive High Green Sheffield S35 4NY
Offers Around £170,000

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**** NO CHAIN ** FREEHOLD **** Located on this quiet cul-de-sac is this two bedroom semi detached property which benefits from gardens to the front and rear, a driveway, garage, uPVC double glazing and gas centrally heating. The property is ideally situated in the great commuter location of High Green and is surrounded by outstanding schools and close to a range of amenities. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste

The living accommodation briefly comprises: enter via a uPVC door into the kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, along with housing and plumbing for a dishwasher and space for an under-counter fridge. A door then opens into the lounge/dining room which has a feature fireplace and a rear entrance door.

From the lounge, a staircase rises to the first floor landing with a storage cupboard and access into a loft space, the two bedrooms and the bathroom. The principal double bedroom has fitted wardrobes and is to the rear aspect. Double bedroom two is to the front aspect. The bathroom has a white three piece suite including bath with shower attachment, WC and wash basin.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE/DINING ROOM
- KITCHEN
- DRIVEWAY PROVIDING AN OFF-ROAD PARKING SPACE
- GARAGE
- QUIET CUL-DE-SAC
- GREAT COMMUTER LOCATION WITH EASY ACCESS TO SHEFFIELD & M1 MOTORWAY
- AMENITIES & WELL REGARDED LOCAL SCHOOLS
- FREEHOLD
- NO CHAIN





OUTSIDE

Front lawned garden. A driveway providing off-road parking for one vehicle and this leads to the garage with an up and over door, power, lighting and houses the gas boiler. Access down the side of the property to the enclosed rear garden which is mostly laid to lawn and also has a patio.

LOCATION

Located on this quiet cul-de-sac in the great commuter location of High Green, surrounded by outstanding schools, close to an array of amenities including the local sports centre, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

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.



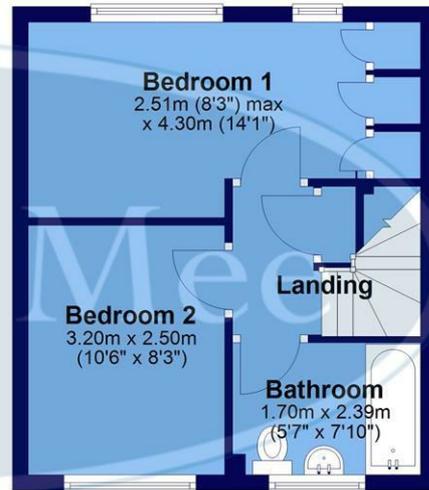
Ground Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



First Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



Total area: approx. 65.7 sq. metres (706.7 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

