



Cannon Hall Road Sheffield S5 7AL
Offers Around £275,000

Cannon Hall Road

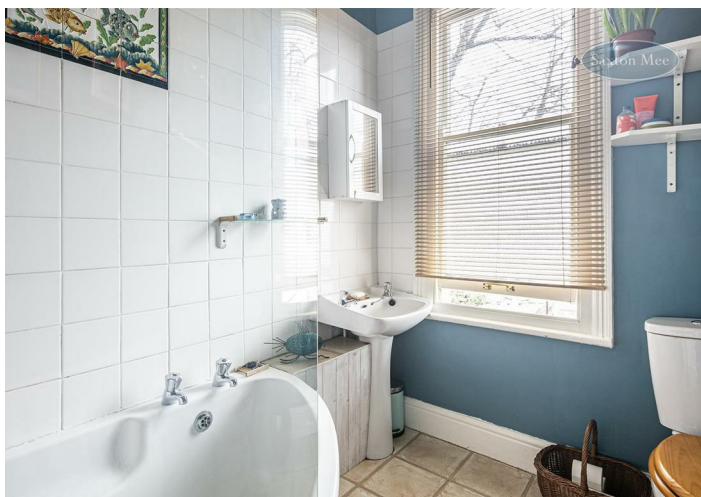
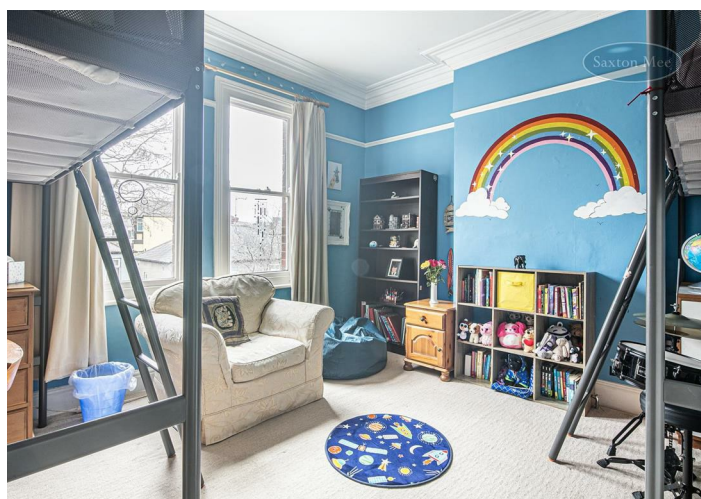
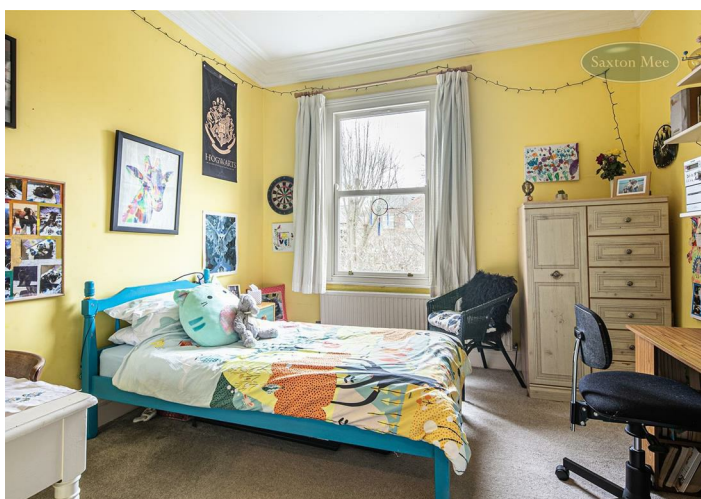
Sheffield S5 7AL

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**** SOUTH FACING REAR GARDEN ** FREEHOLD **** Offered for sale is this much larger than average, four bedroom, semi detached Villa, featuring fabulous original features and an open-plan kitchen diner. The property enjoys fully enclosed gardens to the rear and benefits from sash windows and gas central heating. Set over four levels, the spacious accommodation briefly comprises: entrance door which opens into the entrance hall with pine floorboards which flow into the fabulous open-plan kitchen diner. The newly fitted kitchen has a range of wall, base and drawer units with complementary oak work surfaces which incorporate the sink, drainer and the five ring hob. Integrated appliances include double electric oven, fridge and freezer. Housing and plumbing for a washing machine, dishwasher and the under-counter boiler. Stable entrance door. Ample space for dining and chairs. The focal point of the room is the fireplace. Access to the cellar which offers useful storage and benefits from electric and lighting. From the hallway, a door opens into the lounge with a bay window which fills the room with natural light, attractive gas fire and surround, original coving, picture rail and ceiling rose. From the entrance hall, the original staircase and balustrade rises to the first floor landing with access into three double bedrooms and the three piece suite bathroom comprising bath with electric shower, WC and wash basin. A further staircase, rises to the second floor landing with access into a large storage cupboard and double bedroom four with a side window enjoying the fantastic views.

- VIEWING IS A MUST!
- IDEAL FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS ACCOMMODATION
- LOVELY GARDENS





OUTSIDE

Access to the front entrance door. Access down the side of the property to the excellent size, fully enclosed rear garden which is mostly laid to lawn and includes a patio, garden pond with attractive plants, shrubs and trees. Brick built WC and wash-house/workshop.

LOCATION

With main roads, public transport links and local amenities, you're never too far away from anything you may need. A super store is but a few minutes drive away, and the city centre just beyond that. You pretty much have the whole city at your fingertips!

NOTES

The property is Freehold and currently Council Tax Band B.

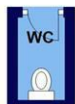
VALUER

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.

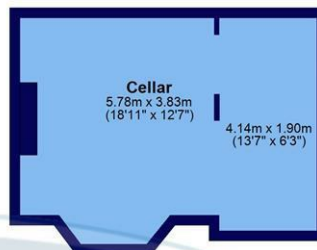
Outbuilding

Approx. 6.7 sq. metres (72.1 sq. feet)



Cellar

Approx. 23.7 sq. metres (254.9 sq. feet)



Ground Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



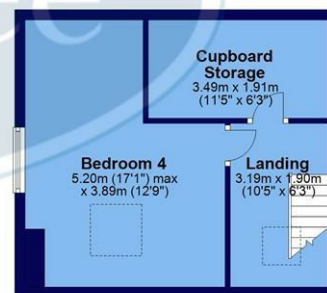
First Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



Second Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



Total area: approx. 172.3 sq. metres (1854.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		66	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			