

# Saxton Mee



Bellhouse Road Sheffield S5 0RG  
Guide Price £270,000

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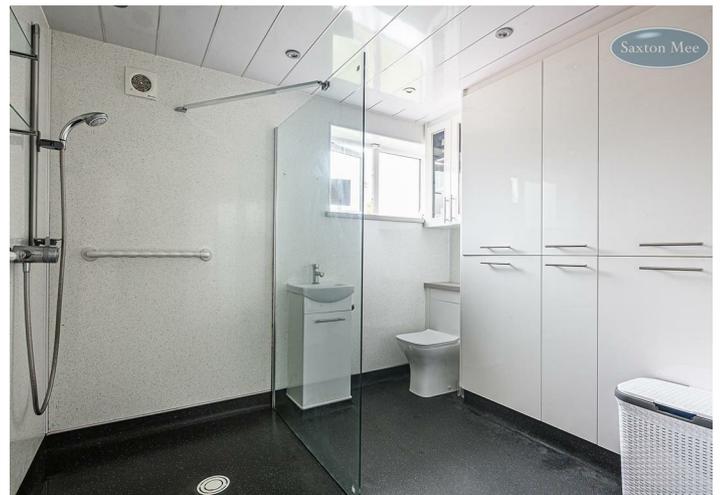
GUIDE PRICE £270,000-£280,000 \*\* FREEHOLD \*\* AMPLE OFF-ROAD PARKING \*\* Viewing is essential to appreciate the accommodation on offer of this three bedroom, two bathroom detached bungalow which enjoys a generous sized south-east facing rear garden and benefits from a driveway providing ample off-road parking, internal oak doors, air source heating, uPVC double glazing and 16 solar panels. The property is ideally located and within easy reach of amenities, schools, public transport links and motorway networks.

Tastefully decorated throughout, the spacious living accommodation briefly comprises: enter via a uPVC door into a porch with uPVC French doors opening into the entrance hall with a Velux window allowing natural light. There is access into a loft space, the kitchen, two bedrooms and a shower room. The fabulous open plan kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Lovely features of the room is the central island/breakfast bar and the uPVC French doors which open onto the rear garden, providing a perfect extension for indoor/outdoor dining. Integrated appliances include a dishwasher along with housing for a Range cooker with extractor above, and an American style fridge freezer. A door opens to the utility room with further units, a worktop incorporating a sink and drainer as well as space for a washing machine and tumble dryer. From the kitchen, access into the lounge with an electric fire and rear uPVC French doors.

The principal double bedroom has fitted wardrobes and the added advantage of an en suite shower room/wet room with WC and wash basin. Double bedroom two is to the front aspect. The shower room/wet room has fitted cupboards, a WC and wash basin and access into bedroom three.

- THREE BEDROOM DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED THROUGHOUT
- BRIGHT & SPACIOUS LOUNGE
- WELL PRESENTED KITCHEN WITH A SEPARATE UTILITY
- SHOWER ROOM & ADDITIONAL EN-SUITE
- REAR GARDENS & A DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- AIR SOURCE PUMP & SOLAR PANELS - SAVING ON ENERGY BILLS
- CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLS, SHOPS & PUBLIC TRANSPORT LINKS





**OUTSIDE**

Double gates open to a driveway providing ample off-road parking. Gated access down either side of the property which leads to the fully enclosed rear garden which has a large patio, covered wooden decked area, two greenhouses and two outbuildings, providing excellent storage.

**LOCATION**

Bellhouse Road is well-placed for local shops and amenities, local schools, Longley Park, other recreational facilities, public transport and access to the Northern General Hospital, Meadowhall, the M1 motorway and Sheffield City Centre.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band B.

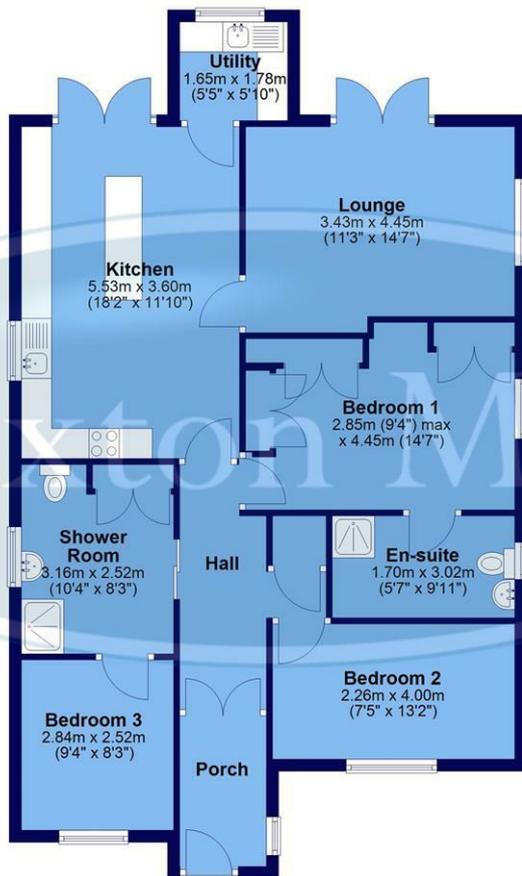
**VALUER**

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.

# Saxton Mee

Approx. 94.7 sq. metres (1019.4 sq. feet)



Total area: approx. 94.7 sq. metres (1019.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths.  
Plan produced using PlanUp.

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**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	67

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		