

Saxton Mee

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Hill Top Rise Grenoside Sheffield S35 8PD
Offers Around £425,000

St Luke's
Sheffield's Hospice

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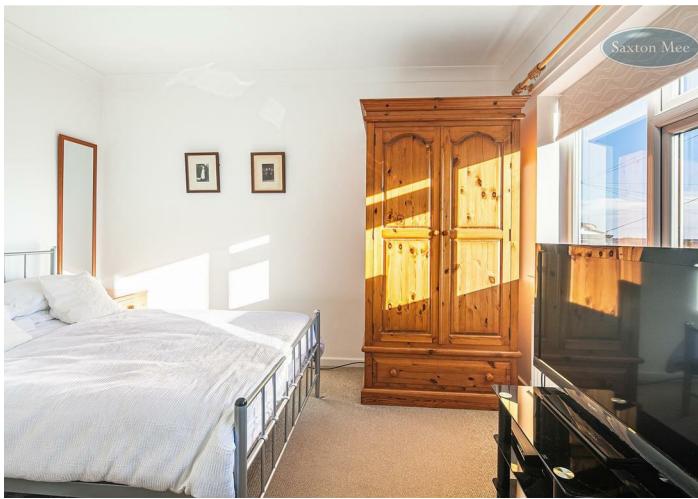
**** FREEHOLD **** Situated in this popular residential area near the end of this quiet cul-de-sac is this three double bedroom, two bathroom detached dormer bungalow which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating.

Tastefully decorated in neutral tones throughout, the well presented living accommodation comprises: enter through a front composite door into the entrance hall with an under stair storage cupboard. Access into the lounge, kitchen/diner, two bedrooms and the shower room. The focal point of the lounge is the modern fire. The open plan kitchen/diner which has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring induction hob with extractor above, dishwasher, fridge and freezer along with housing for a washing machine and tumble dryer. There is a side uPVC entrance door. From the lounge and kitchen uPVC French doors open into the large extended garden room with uPVC French doors onto the rear garden. Both bedrooms are double in size with the principal having a row of fitted wardrobes and a bay window. The shower room has a walk-in shower, WC and wash basin with a cupboard off.

From the entrance hall, a staircase rises to the first floor landing with access into double bedroom three and a bathroom. The bathroom has a white three piece suite including bath with shower attachment, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- LOUNGE
- KITCHEN/DINER
- LARGE EXTENDED GARDEN ROOM
- LOVELY REAR GARDEN
- DRIVEWAY & GARAGE
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





OUTSIDE

A low wall encloses a front garden. A good sized blocked paved driveway which leads to the garage with an up and over door. Access down the side of the property leads to the fully enclosed rear garden which includes a lawn with planted borders.

LOCATION

Numerous walks are on the doorstep including Birley Edge and Grenowoods, the Peak District National Park a short drive away. Numerous schools, parks, shops, Fox Valley Retail Park & supermarkets are within close proximity. Transport links are excellent, including access to many commuter routes & the motorway network.

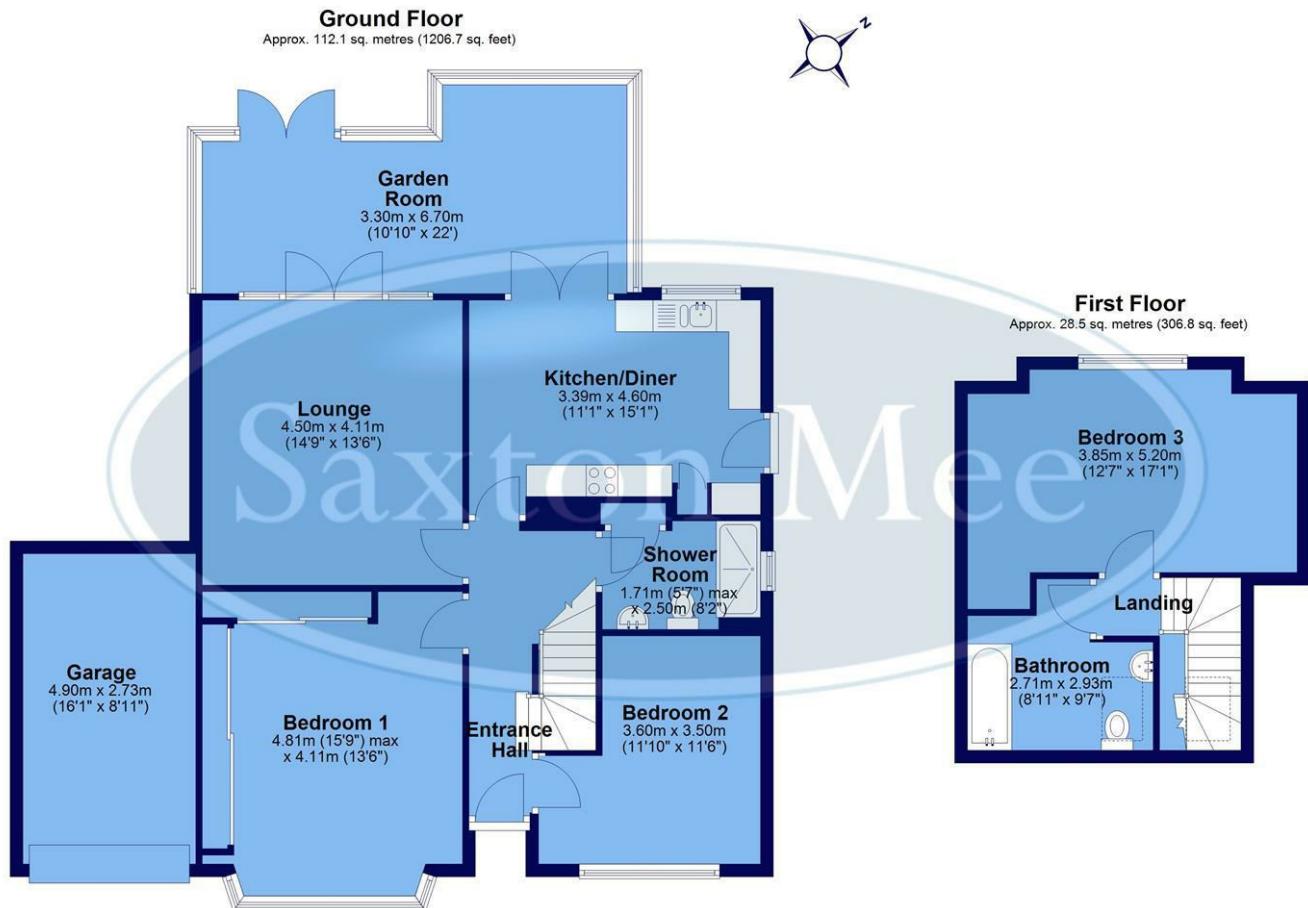
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

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.



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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
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Not environmentally friendly - higher CO ₂ emissions	
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