

Saxton Mee

Saxton Mee



Standon Road Sheffield S9 1PJ
Offers Around £210,000

St Luke's
Sheffield's Hospice

Standon Road

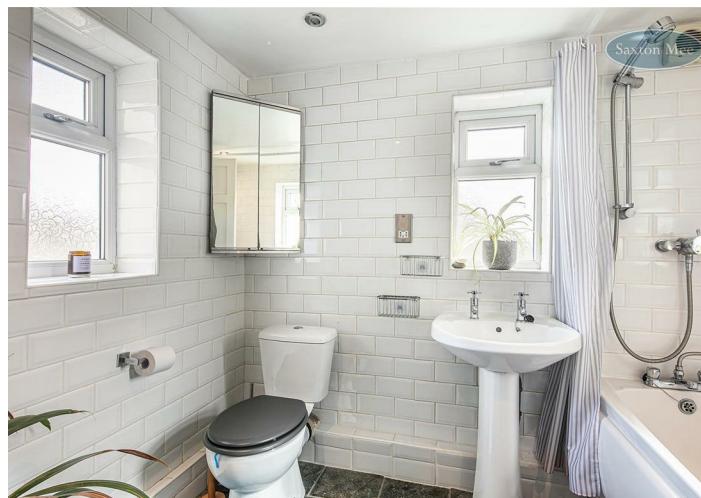
Sheffield S9 1PJ

Offers Around £210,000

Located just a short distance from excellent transport links to Sheffield City Centre, Meadowhall and the M1 motorway is this effectively extended, three double bedroom semi detached property which enjoys a good size rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. Set over three spacious levels, the well presented living accommodation briefly comprises front entrance door which opens into the lounge with a lovely bay window allowing lots of natural light, there is coving to the ceiling and attractive flooring, while the focal point is the decorative fire. A door then gives access to the dining room which has a feature fireplace and a rear entrance door. There is access to the cellar head with steps leading down to the cellar which is split into two compartments. An open doorway leads into the kitchen which has a range of wall, base and drawer units with extensive worktops which incorporate the sink and drainer. There is space for a Range style cooker, plumbing for a dishwasher and space for a fridge freezer. A door then accesses a useful utility/boot room with a WC. From the dining room, a staircase rises to the first floor landing with access into the two bedrooms and the family bathroom. Both bedrooms are double in size and benefit from fitted cupboards/wardrobes. The bathroom comes with a three piece suite including bath with overhead shower and attachment, WC and wash basin. A further staircase rises to the second floor and attic bedroom three which has a dormer to the front and a Velux window to the rear making this a bright and airy space.

- EARLY VIEWING ADVISED
- THREE DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- LOUNGE WITH BAY WINDOW
- GALLEY STYLE KITCHEN
- UTILITY & DOWNSTAIRS WC
- EASY ACCESS TO SHEFFIELD CITY CENTRE, MEADOWHALL & M1 MOTORWAY





OUTSIDE

To the front of the property is a forecourt which sets the property back from the road. A driveway to the side provides off-road parking. To the rear of the property are good size gardens with lawn areas and flagged patio areas.

LOCATION

The property is located close to the M1 motorway and Meadowhall Transport Interchange making it ideal for commuting. There are also a host of amenities and transport links close by.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Chris Spooner

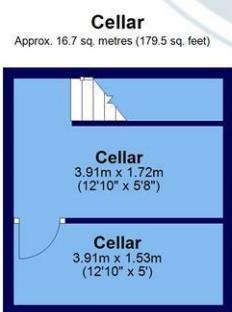
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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.



First Floor
Approx. 38.8 sq. metres (417.3 sq. feet)



Second Floor
Approx. 24.2 sq. metres (260.2 sq. feet)



Total area: approx. 131.6 sq. metres (1417.0 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



[onTheMarket.com](http://onthemarket.com)

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A) plus A	80
(B) B	54
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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