

Saxton Mee



**Busk Knoll Norwood Sheffield S5 7JP**  
**Guide Price £120,000**

**St Luke's**  
Sheffield's Hospice

# Busk Knoll

Sheffield S5 7JP

**Guide Price £120,000**

GUIDE PRICE £120,000-£130,000 \*\* FREEHOLD \*\* Offered for sale with Saxton Mee is this three bedroom terrace property which benefits from uPVC double glazing and gas central heating throughout. The living accommodation briefly comprises of a front entrance door which opens into the entrance hall with a downstairs WC. Access into the lounge with a large front window allowing lots of natural light. From the entrance hall access into the spacious kitchen/diner having a range of wall, base and drawer units with attractive work surfaces which incorporate the sink, drainer and four ring hob with extractor above. Integrated appliances include electric oven and dishwasher. Housing for a fridge freezer and washing machine. Ample space for a dining table and chairs. Good size pantry off. Access to the rear extended entrance porch. From the entrance hall a staircase rises to the first floor landing with access into the loft space, storage cupboard which is situated over the stairs and the three bedrooms, two of which are good double bedrooms. Three piece suite bathroom comprising bath with electric shower, WC and wash basin, a cupboard houses the gas boiler.

- VIEWING RECOMMENDED
- THREE BEDROOMS
- OFF ROAD COMMUNAL PARKING
- FULLY ENCLOSED REAR COURTYARD
- CONVENIENT LOCATION





## OUTSIDE

Steps and a path lead to the front entrance door. Front garden. To the rear is a communal off road parking space. A gate gives access to the fully enclosed forecourt with a patio area.

## LOCATION

Located in this extremely popular location with excellent public transport. Good local shops which include supermarket etc. Easy access to motorway, Meadowhall and Sheffield city centre. Good local schools. Convenient for local hospitals.

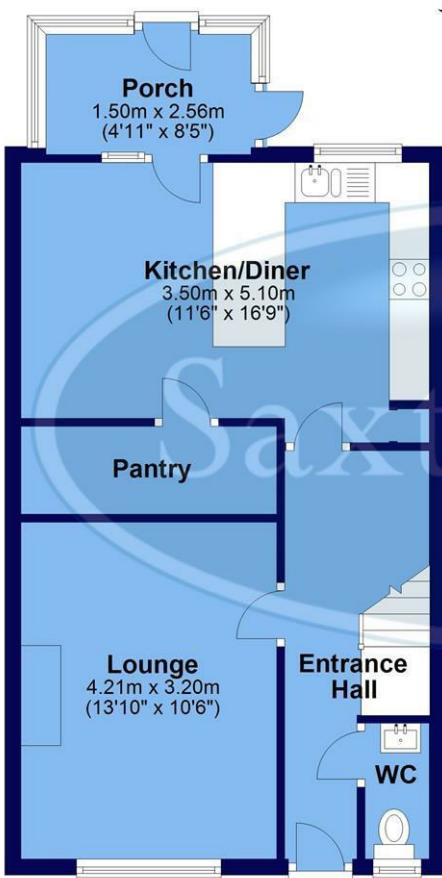
## VALUER

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.

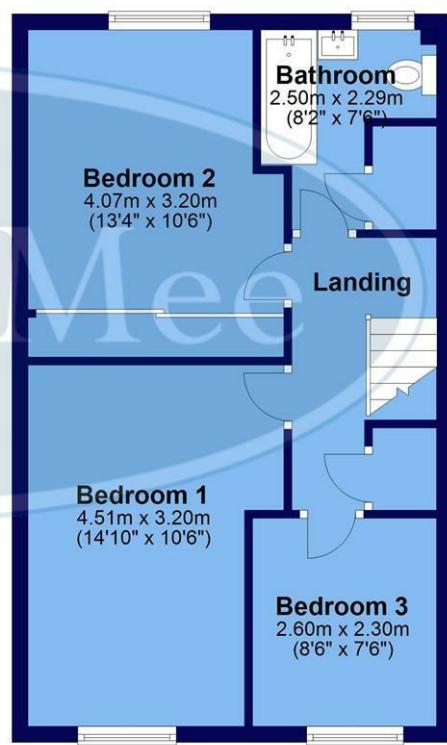
## Ground Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



## First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 92.9 sq. metres (1000.0 sq. feet)

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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	85
(B1-B1) B	70
(B2-B9) C	70
(D5-D8) D	70
(E9-E4) E	70
(F1-F8) F	70
(G1-G8) G	70
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	85
(B1-B1) B	70
(B2-B9) C	70
(D5-D8) D	70
(E9-E4) E	70
(F1-F8) F	70
(G1-G8) G	70
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	