

Saxton Mee



**Brearley Drive Sheffield S5 8BF**  
**Price Guide £180,000**

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

# Brealey Drive

Sheffield S5 8BF

**Price Guide £180,000**

PRICE GUIDE £180,000-£190,000 Situated on Brealey Forge, a new homes development is this four bedroom, modern and contemporary end townhouse which benefits from having off road parking for two/three cars, a larger than average, fully enclosed rear garden, uPVC double glazing and gas central heating throughout. The spacious living accommodation set over three levels briefly comprises: entrance hall. Downstairs WC. Good size lounge. Well presented kitchen/diner having a range of wall and base units, integrated appliances include oven and fridge freezer, four ring hob and extractor, doors open onto the rear garden and fill the room with natural light. First floor: two good size bedrooms. Bathroom with a white suite including bath with shower over, WC and wash basin. Storage cupboard. Second floor: two further good size bedrooms, bedroom four benefits from a good size storage cupboard. Shower room with a double shower cubicle, WC and wash basin.

- SPACIOUS ACCOMMODATION
- IDEAL FAMILY HOME
- FOUR BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS WC
- MODERN BUILD
- OFF ROAD PARKING





## OUTSIDE

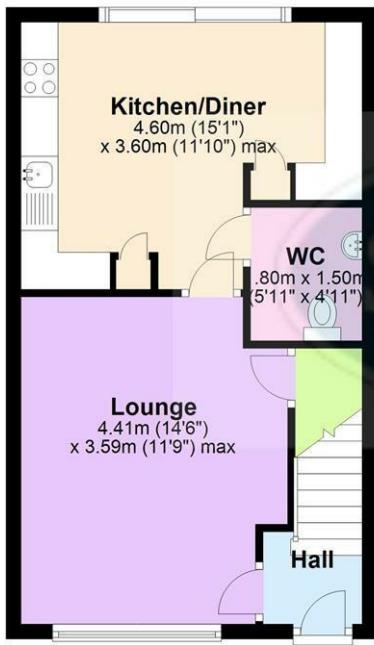
To the rear is off road parking for two/three cars. A fully enclosed rear garden which is mainly laid to lawn, patio and gravelled area.

## LOCATION

Situated on Bearley Forge, a new homes development with easy access of all local amenities including shops, school and transport links. Meadowhall shopping centre is a short drive away and offers restaurants, cafes and shopping along with the transport interchange where there is a train, bus and tram station.

## Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



## Second Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 111.8 sq. metres (1203.8 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.

Plan produced using PlanUp.

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| Energy Efficiency Rating                                  |                         |
|---|-------------------------|
|   | Current Potential       |
| Very energy efficient - lower running costs<br>(A) plus A | 84                      |
| (B) plus B  | 94                      |
| (C) plus C  |                         |
| (D) plus D  |                         |
| (E) plus E  |                         |
| (F) plus F  |                         |
| (G) plus G  |                         |
| Not energy efficient - higher running costs               |                         |
| England & Wales   | EU Directive 2002/91/EC |

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