

Saxton Mee



Middleton Lane Grenoside Sheffield S35 8PU
Offers In The Region Of £190,000



Middleton Lane

Sheffield S35 8PU

Offers In The Region Of £190,000

**** FREEHOLD **** A unique opportunity has arisen to acquire this charming, one bedroom stone built cottage which has the added advantage of a useable attic and a vaulted cellar and benefits from uPVC double glazing and gas central heating. The property has been upgraded by the current owner including new flooring, redecorated and a brand new kitchen. Situated in the heart of Grenoside the property hosts original features including stone work, stone windowsills and beams and enjoys a garden to the rear.

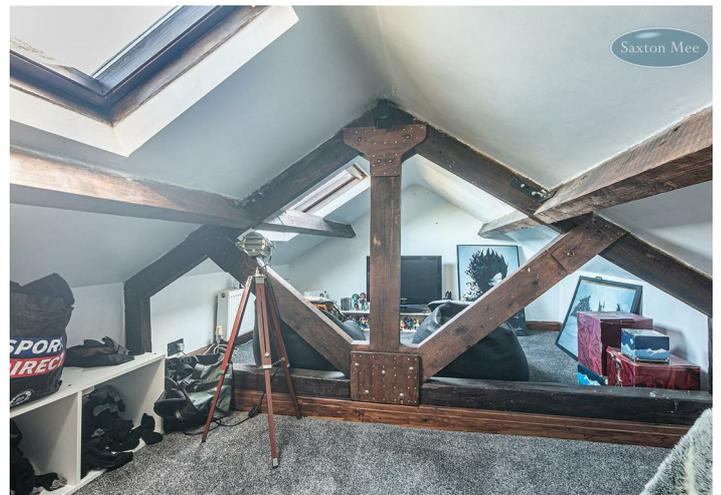
Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a uPVC door into the open plan lounge and kitchen. The focal point of the lounge is the stone chimney breast with a cast-iron multi-fuel stove. A trap door provides access to the vaulted cellar which is currently used as a gym. The new kitchen has a range of units with a contrasting solid Oak worktop which incorporates the pot sink. Integrated appliances include an electric oven and a four ring hob with extractor above along-with housing and plumbing for a washing machine, fridge freezer and the housed gas boiler. There is also an under stair cupboard.

A staircase rises to the first floor landing with access into the good size principle bedroom with two windows enjoying the views. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the useable attic with exposed beams and two Velux windows.

- UPGRADED INCLUDING A NEW KITCHEN, FLOOR AND REDECORATED
- CHARMING ONE BEDROOM COTTAGE
- OCCASIONAL ATTIC ROOM
- VAULTED CELLAR
- OPEN PLAN LIVING
- CLOSE TO COUNTRYSIDE
- MOTORWAY LINKS
- AMENITIES CLOSE-BY
- VILLAGE LOCATION





OUTSIDE

The garden to the rear has a patio, slate chipped path with planted borders. Garden shed.

LOCATION

The location of this property is highly desirable, with excellent public transport links nearby. Families will appreciate the proximity to nearby schools, providing easy access for children's education. Local amenities are within walking distance. For those who enjoy spending time outdoors, there are green spaces and nearby parks where you can enjoy leisurely walks and picnics.

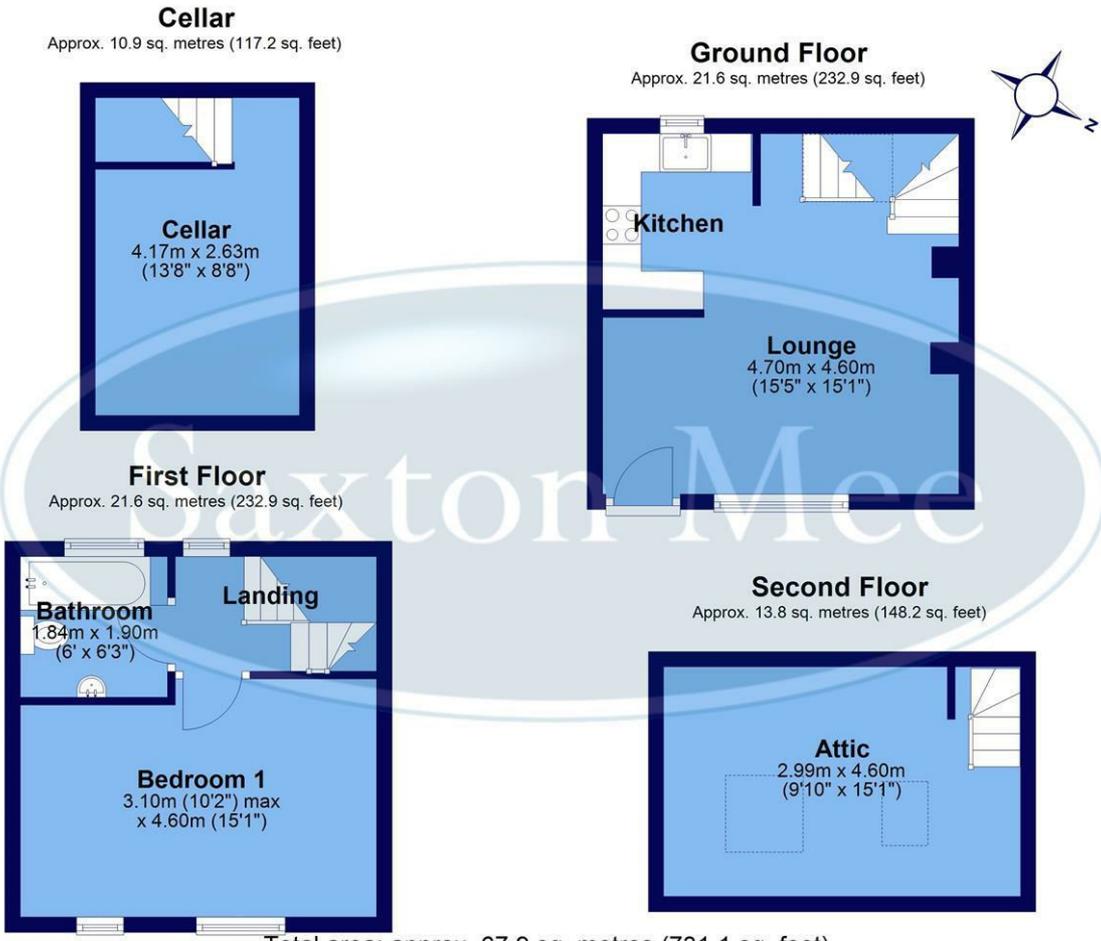
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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.



All measurements are approximate
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



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-91) | B | | |
| (85-80) | C | | |
| (65-64) | D | | |
| (55-54) | E | | |
| (51-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 86 | 56 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (81-61) | B | | |
| (55-60) | C | | |
| (35-64) | D | | |
| (21-58) | E | | |
| (1-20) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |