

Saxton Mee



Studfield Drive Wisewood Sheffield S6 4SN
Guide Price £250,000

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GUIDE PRICE £250,000-£260,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** NO CHAIN **
Situated at the end of this quiet cul-de-sac is this three bedroom semi detached property enjoys attractive views and a south facing rear garden and benefits from a driveway providing off-road parking for up to three cars, a detached garage, uPVC double glazing and gas central heating. The property has scope to extend to the side (subject to the necessary planning consents) but is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter via a front composite door into the entrance hall with an under stair storage cupboard and access into the lounge/dining room and the kitchen. The lounge/dining room has a feature fireplace. The galley style kitchen has a range of units with worktops which incorporate the sink and drainer. Integrated appliances include an electric oven and a four ring hob along with housing and plumbing for a washing machine. There is a pantry with shelving and access into the extended garden room with two front windows and access onto the south facing rear garden.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard over the stairs which houses the gas boiler, access into the loft space, the three bedrooms and the shower room. The principal double bedroom is to the front aspect. Double bedroom two overlooks the rear. Bedroom three is to the front. The shower room has a WC and wash basin set in a combination unit.

- EXCITING OPPORTUNITY
- THREE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN LOUNGE/DINING ROOM
- EXTENDED GARDEN ROOM
- KITCHEN
- SHOWER ROOM
- SOUTH FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO THREE CARS
- DETACHED GARAGE
- QUIET CUL-DE-SAC POSITION





OUTSIDE

To the front is a garden area and a driveway providing off-road parking for up to three cars and this leads to the detached garage. To the rear is a south facing garden mostly laid to lawn.

LOCATION

Located in the popular area of Wisewood with easy access to a range of local amenities, including reputable schools, cozy pubs, independent shops, and cafes. The area is also conveniently close to Hillsborough's larger shopping district, with excellent supermarkets and retail stores, and Wisewood locals benefit from frequent bus routes that link them directly to Sheffield's city centre and beyond. The nearby Loxley Valley provides stunning walking and cycling routes through wooded trails and scenic riverbanks, while the beautiful Rivelin Valley Nature Trail, just a short drive away, offers family-friendly paths, picnic spots, and historic sites. The local Wisewood Sports Centre and nearby Hillsborough Leisure Centre provide various sports and fitness options, making it easy to maintain an active lifestyle.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

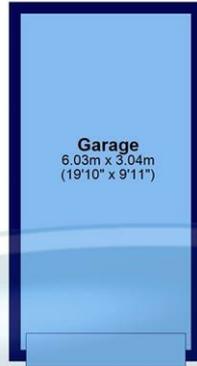
VALUER

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.

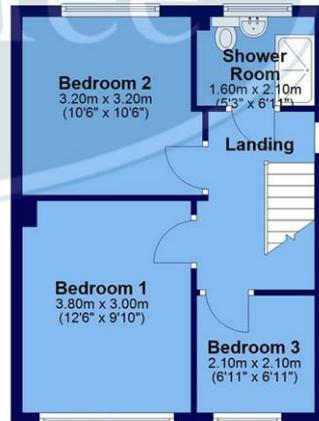
Ground Floor

Main area: approx. 47.3 sq. metres (509.6 sq. feet)
Plus garages, approx. 18.3 sq. metres (197.1 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Main area: Approx. 84.2 sq. metres (906.5 sq. feet)
Plus garages, approx. 18.3 sq. metres (197.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	72	76