



Shirecliffe Road Sheffield S5 8XD
Guide Price £210,000

Shirecliffe Road

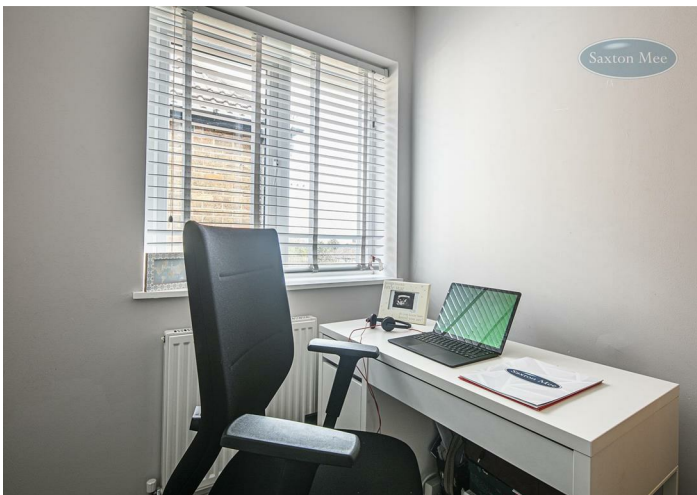
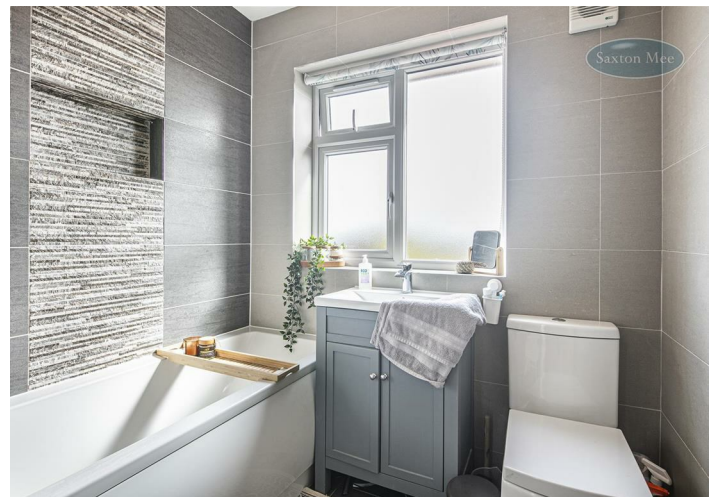
Sheffield S5 8XD

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GUIDE PRICE £210,000-£220,000 ** FREEHOLD ** Situated on this attractive tree-lined road is this largely extended and recently renovated bay fronted, three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from off-road parking, driveway, a garage, uPVC double glazing and gas central heating throughout. The spacious and well presented living accommodation comprises of composite entrance door which opens into the entrance porch with a further door opening into the entrance hall. Lounge with bay window filling the room with natural light. Double doors open into the extended and open plan kitchen diner. The kitchen has a modern range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and five gas ring hob with extractor above. Integrated electric oven, dishwasher, housing and plumbing for a washing machine and space for fridge freezer. Ample space for a dining table and chairs. Side uPVC entrance door. Useful under stair storage cupboard and downstairs WC. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms. The master benefiting from a bay window which rises and allows lots of natural light. Modern three piece suite bathroom comprising bath with overhead shower, WC and wash basin set in a vanity unit.

- VIEWING RECOMMENDED
- FINISHED TO A HIGH STANDARD
- SPACIOUS ACCOMMODATION
- FULLY ENCLOSED REAR GARDEN
- ATTRACTIVE REAR VIEWS
- FABULOUS OPEN PLAN KITCHEN
- DOWNSTAIRS WC





OUTSIDE

A shared driveway leads to a private block paved driveway. Single brick built garage. Fully enclosed rear garden which includes an Indian Stone patio and lawn garden.

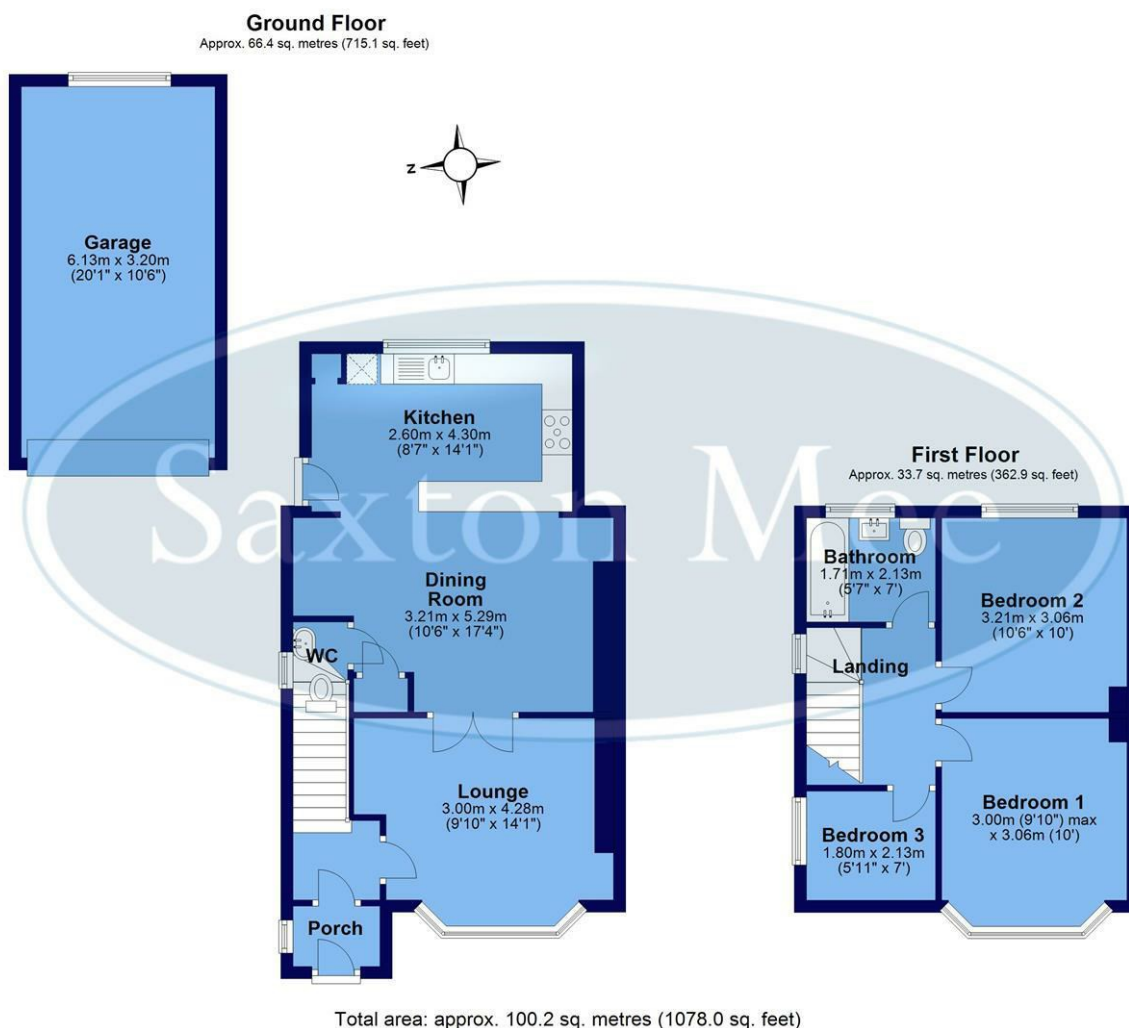
LOCATION

Situated in this popular residential area of Shirecliffe. Easy access to Northern General Hospital. Regular public transport. Easy access to Sheffield city centre, central hospitals and Universities.

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.



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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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		86	47
EU Directive 2002/91/EC			

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			