



Pear Tree Road Sheffield S5 0RT
Guide Price £135,000

Pear Tree Road

Sheffield S5 0RT

Guide Price £135,000

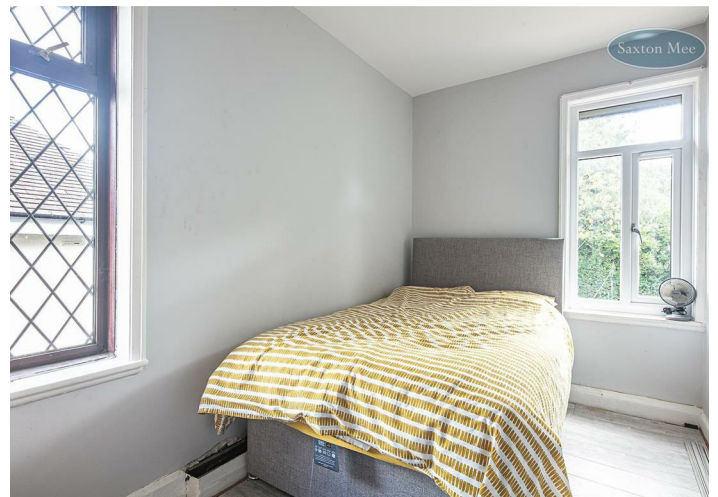
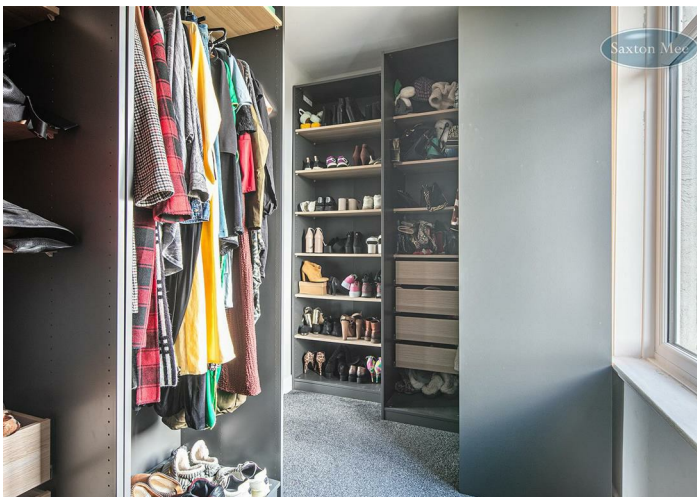
GUIDE PRICE £135,000-£145,000 ** FREEHOLD ** Situated on this popular residential road is this three bedroom semi detached property which has gardens to the front and rear, uPVC double glazing and gas central heating. Recently modernised including a new kitchen, bathroom, new windows and doors, the property is close to local schools, shops, amenities and Meadowhall shopping centre as well as within walking distance of public transport links, and a short drive takes you to the M1 motorway, great for commuting.

In brief, the living accommodation comprises: enter through a composite door into the entrance hall which has an under stair cupboard with space for a tumble dryer and fitted cupboards and shelving. Access into the shower room and the kitchen/breakfast room. The modern and contemporary shower room has a walk-in shower, WC and wash basin. The extended kitchen/breakfast room has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a fridge freezer, washing machine, electric oven, induction hob with extractor above. uPVC French doors open onto the rear garden, providing a perfect extension for indoor/outdoor dining. Access to the lounge with a bay window and a stone fireplace, which is the focal point of the room. A uPVC door then opens into the extended garden room which has further uPVC French doors opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space and the three bedrooms, all having oak doors. Bedroom one is to the rear aspect and has a cupboard housing the gas boiler. Bedroom one and three have been knocked through and could be blocked up again to create separate bedrooms. Bedroom two has dual aspect windows allowing natural light.

- THREE BEDROOM SEMI DETACHED PROPERTY
- MODERN KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- LOUNGE & EXTENDED GARDEN ROOM
- STYLISH SHOWER ROOM
- GARDENS TO THE FRONT & REAR
- POPULAR RESIDENTIAL AREA
- LOCAL AMENITIES
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE & M1 MOTORWAY





OUTSIDE

A path and steps lead to the front entrance door. Front lawned garden. Access down the side of the property leads to the rear garden which is mostly is laid to lawn and has a patio.

LOCATION

Located in the popular Shiregreen area of Sheffield, close to local schools, shops, amenities and Meadowhall shopping centre. Within walking distance of public transport links, yet a short drive takes you to the M1 motorway great for commuting.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

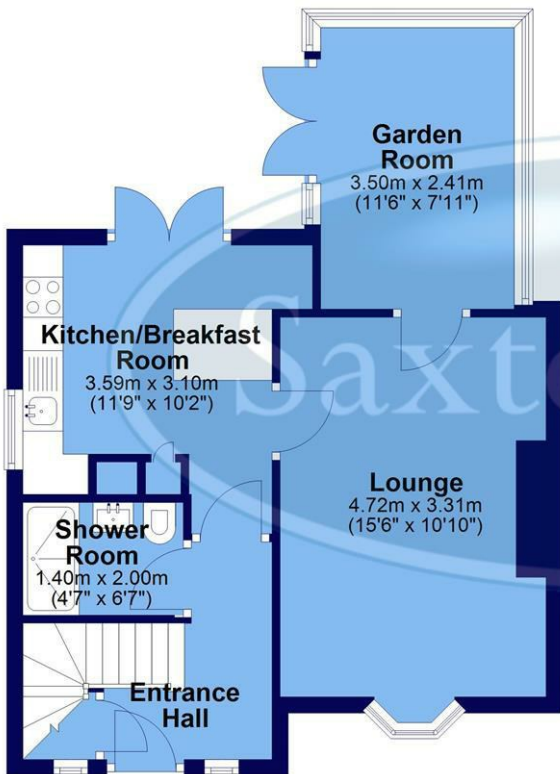
VALUER

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.

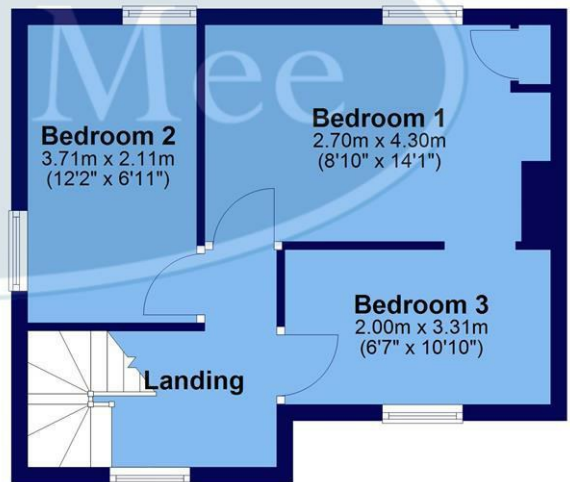
Ground Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 78.6 sq. metres (846.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
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	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		82	63
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales			
		EU Directive 2002/91/EC	