

Saxton Mee



Grenoside Mount Grenoside Sheffield S35 8SL
Offers Around £250,000

St Luke's
Sheffield's Hospice

Grenoside Mount

Sheffield S35 8SL

Offers Around £250,000

****NO CHAIN**** This beautifully appointed three double bedroom semi-detached house is situated in a quiet cul-de-sac location and benefits from off road parking, gas fired central heating and double glazing. The accommodation set over three levels briefly comprises; hallway, well proportioned lounge with feature bay window, dining room with patio doors, beautiful fitted modern kitchen with integrated fridge, freezer, double oven, hob and dishwasher. Upstairs on two floors: three excellent double bedrooms, the master bedroom having an en suite shower room and a beautiful fitted family bathroom. Outside: The property benefits from having a lawned garden to the front and to the rear is an easily maintained garden, laid mainly to lawn with sitting out area. Garden shed. Allocated car parking space. Located in this extremely popular location of Grenoside with excellent amenities close by including shops, pubs etc. Excellent public transport. Good local schools. Easy access to Sheffield. Good motorway connections.

- 3 DOUBLE BEDROOMS
- 2 BATHROOMS
- 3 LEVELS
- ALLOCATED PARKING
- NO CHAIN





OUTSIDE

The property benefits from having a lawned garden to the front and to the rear is an easily maintained garden, laid mainly to lawn with sitting out area. Garden shed.

LOCATION

The property benefits from being in the popular residential area of Grenoside within close proximity to all local village amenities and easy access to the motorway links.

NOTES

The property is Freehold

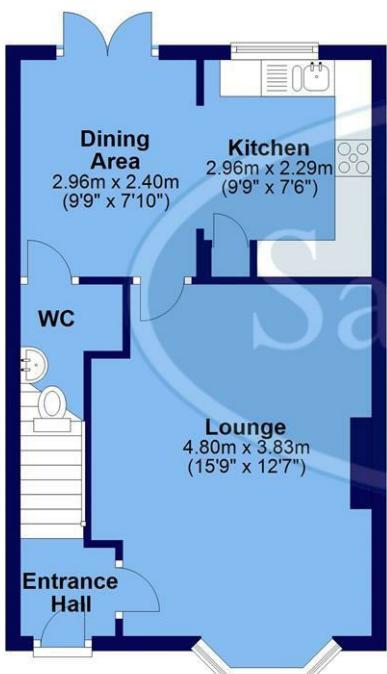
VALUER

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.

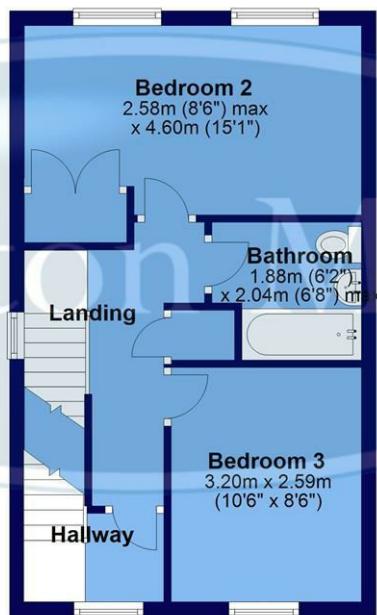
Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Second Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 sq. feet)

**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	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	86

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	84