

# Saxton Mee



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Herries Avenue Sheffield S5 7HQ  
Offers Around £300,000

**St Luke's**  
Sheffield's Hospice

# Herries Avenue

Sheffield S5 7HQ

Offers Around £300,000

**\*\* SOUTH FACING GARDEN \*\* APPROX 2,136 SQUARE FOOT \*\* FREEHOLD \*\*** Situated on this attractive corner plot is this impressive five bedroom, three bath/shower room, two reception room semi detached property which benefits from a double storey extension to the side and rear, uPVC double glazing and gas central heating. The property enjoys a south facing rear garden and benefits from a gated off-road parking.

The spacious accommodation briefly comprises: enter via a front uPVC door into the entrance hall with a good sized under stair storage cupboard. There is access into the lounge and the kitchen. The lounge has a bay window, allowing natural light. The open plan kitchen/diner has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above and dishwasher. There is space for an American style fridge freezer, a breakfast bar and a side uPVC entrance door. Ample space for a dining table and chairs. Accessed from the kitchen is a family room/second reception room, a downstairs shower room, lift and utility room. The good sized family room has a sliding uPVC door opening onto the garden. The shower room has a walk-in double shower, WC and wash basin. The utility room has space for a washing machine, tumble dryer, the gas boiler and a side uPVC entrance door.

From the entrance hall, a staircase rises to the good sized landing which has access to the four bedrooms. The principal double bedroom has an en suite shower room with WC and wash basin. Double bedroom two is to the rear aspect. Bedroom three has an en suite bathroom off with WC and wash basin along with a study/dressing room.

From the landing, a staircase rises to the second floor and attic bedroom five with eaves storage and Velux windows.

- VIEWING IS ESSENTIAL
- FIVE BEDROOM, THREE BATH/SHOWER ROOM DETACHED PROPERTY
- TWO RECEPTION ROOMS
- SOUTH FACING GARDEN
- GOOD SIZED KITCHEN WITH DINING AREA
- GATED OFF-ROAD PARKING
- UTILITY ROOM
- WELL PLACED FOR THE NORTHERN GENERAL HOSPITAL
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





**OUTSIDE**

A mature hedgerow encloses a front gravelled area. Double gates open to off-road parking. Access down the side of the property to the enclosed rear garden which has a patio, gravelled area, greenhouse, garden pond and a wooden decked area.

**LOCATION**

Herries Avenue is well-placed for local shops and amenities, local schools, Longley Park, other recreational facilities, public transport and access to the Northern General Hospital, Meadowhall, the M1 motorway and Sheffield City Centre.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band B.

**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.



Total area: approx. 198.5 sq. metres (2136.5 sq. feet)

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

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		70	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		67	69