

Saxton Mee



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Crowder Close Sheffield S5 7NU
Guide Price £120,000

St Luke's
Sheffield's Hospice

Crowder Close

Sheffield S5 7NU

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GUIDE PRICE £120,000-£125,000 ** FREEHOLD ** Located close to local schools, parks and shops is this three bedroom mid terrace property which has gardens to the front and rear and benefits from uPVC double glazing and gas central heating. The property also has easy access to the Northern General Hospital, and public transport links into the city. The property 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 through a uPVC door into the entrance hall with access into the lounge which has two front facing windows. A door then opens into the open plan kitchen/diner which has space for an oven, washing machine, fridge freezer and houses the boiler. There is also space for a dining table and chairs and a rear entrance door along with a pantry under the stairs with shelving.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, a storage cupboard, the three bedrooms and the bathroom. The principal bedroom is to the rear aspect. Bedroom two is to the front aspect and bedroom three to the rear. The bathroom has a four piece suite including shower enclosure, bath, WC and wash basin.

- THREE BEDROOM MID TERRACE PROPERTY
- WELL PROPORTIONED LOUNGE
- KITCHEN/DINER
- FOUR PIECE SUITE BATHROOM
- GARDENS TO THE FRONT & REAR
- FREEHOLD
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- CLOSE TO NORTHERN GENERAL HOSPITAL





OUTSIDE

To the front is an enclosed lawn garden, gate and path to the entrance door. Shared access leads to the rear garden which is mostly laid to lawn.

LOCATION

Located just five minutes drive to the Northern General Hospital, and close to the local shops on Herries Road including a Tesco supermarket. Excellent transport links and access to local schools.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

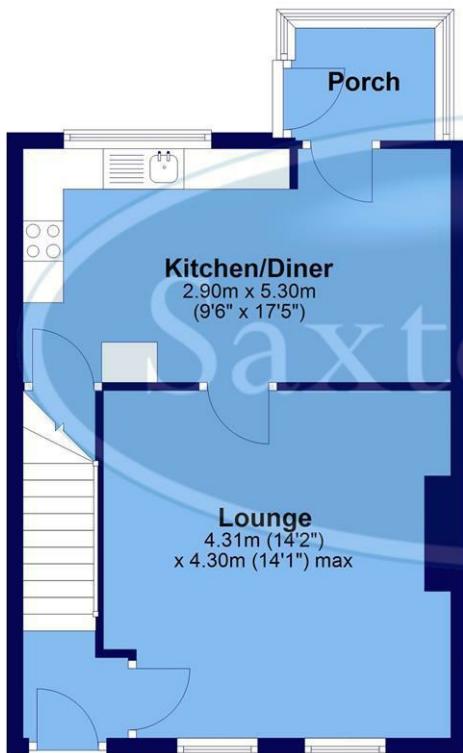
Greg Ashmore MNAEA

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.



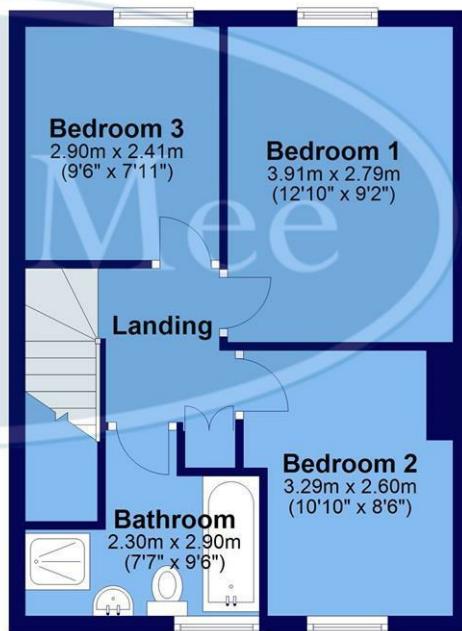
Ground Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 79.9 sq. metres (860.4 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		
(A) plus A	72	79
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(A) plus A	77	80
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		