

Saxton Mee



Greenhead Lane Chapeltown Sheffield S35 2TN
Guide Price £200,000



Greenhead Lane

Sheffield S35 2TN

Guide Price £200,000

GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** LARGE DETACHED GARAGE ** WEST FACING REAR GARDEN ** Situated on this cul-de-sac position with easy access to public transport links, local amenities and nearby schools is this three double bedroom terrace property which enjoys a good sized rear garden and benefits from a large detached garage and gas central heating.

Set over three spacious levels, the well presented living accommodation briefly comprises: enter through a rear uPVC door into the kitchen/breakfast room which was fitted around three years ago. The kitchen has a range of wall, base and drawer units with contrasting worktops and a fitted breakfast table. Integrated appliances include a double electric oven, dishwasher, four gas ring hob with extractor above, along with space for a fridge freezer and the housed gas boiler. There is an upright modern radiator. A door then opens into the well proportioned lounge with a gas fire, which is the focal point of the room and a front uPVC entrance door.

From the lounge, a door opens to a staircase which rises to the first floor landing with a storage cupboard under the attic stairs and access into the principal bedroom and the bathroom. The principal bedroom is a good sized double and has space for furniture. The spacious bathroom has a chrome towel radiator and a white four piece suite including corner bath, shower enclosure, WC and wash basin with vanity unit.

A further staircase rises to the second floor with access into two further bedrooms, both double in size and both benefiting from large windows allowing natural light.

- THREE DOUBLE BEDROOM TERRACE
- SPACIOUS & WELL PRESENTED ACCOMMODATION
- MODERN KITCHEN
- WELL PROPORTIONED LOUNGE
- FOUR PIECE SUITE BATHROOM
- LARGE DETACHED GARAGE
- GOOD SIZED REAR GARDEN
- AMENITIES, TRANSPORT LINKS & SCHOOLS
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- NEARBY PARKS & LEISURE FACILITIES





OUTSIDE

To the front is a garden area with steps leading to the entrance door. To the rear is a good sized garden which has two decked areas, a garden area with plants and access to a large detached garage.

LOCATION

Situated in a highly sought-after location, this property benefits from easy access to public transport links, local amenities and nearby schools. The property is conveniently nearby welcoming parks for leisurely activities.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

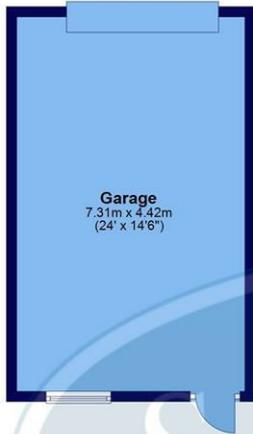
VALUER

Greg Ashmore MNAEA

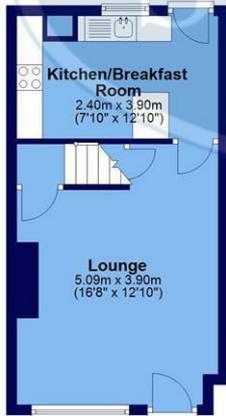
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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.

Saxton Mee

Ground Floor
Main area: approx. 29.4 sq. metres (316.8 sq. feet)
Plus garage, approx. 32.3 sq. metres (347.4 sq. feet)



First Floor
Approx. 27.3 sq. metres (293.9 sq. feet)



Second Floor
Approx. 19.6 sq. metres (210.5 sq. feet)



Main area: Approx. 76.3 sq. metres (821.2 sq. feet)
Plus garages, approx. 32.3 sq. metres (347.4 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 plus) 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	EU Directive 2002/91/EC	67	76

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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales	EU Directive 2002/91/EC	65	72