

Saxton Mee



Meynell Road Sheffield S5 8GN
Guide Price £130,000



Meynell Road

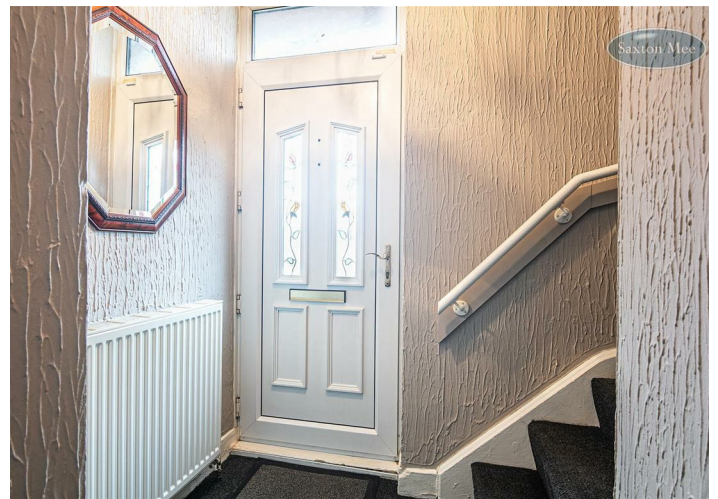
Sheffield S5 8GN

Guide Price £130,000

GUIDE PRICE £130,000-£140,000 ** FREEHOLD ** NO CHAIN ** Situated on this corner plot is this three bedroom semi detached property which enjoys gardens to the front and rear and benefits from a gated driveway, detached garage, uPVC double glazing and gas central heating. The property is ideally situated for access to local schools, shops and public transport links. In brief, the living accommodation comprises: side uPVC door which opens into the entrance hall with an under stair storage cupboard and access into the lounge and the kitchen/diner. The lounge has windows to both the front and rear, allowing natural light, while the focal point is the gas fire. The separate kitchen/diner has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven along with the wall mounted gas boiler, space for a fridge freezer and plumbing for a washing machine. Rear entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. Bedrooms one and two are both double in size and overlook the rear garden. Bedroom three is front facing. The bathroom comes with a three piece suite and includes a bath with electric shower, WC and wash basin. EPC rating to follow.

- VIEWING RECOMMENDED
- GOOD SIZE CORNER PLOT WITH GATED DRIVEWAY
- THREE BEDROOMS
- THREE PIECE SUITE BATHROOM
- GARDENS TO BOTH THE FRONT & REAR
- GOOD LOCATION
- AMENITIES CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTOR WAY LINKS
- LOCAL SCHOOLS





OUTSIDE

A hedgerow encloses a good size front garden. Gates open to a driveway providing off-road parking which leads to the detached garage. The rear garden is mostly laid to lawn and has a patio.

LOCATION

With excellent shopping facilities close by including a large Asda. Local schools. Excellent public transport links with easy access to Sheffield City Centre.

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.

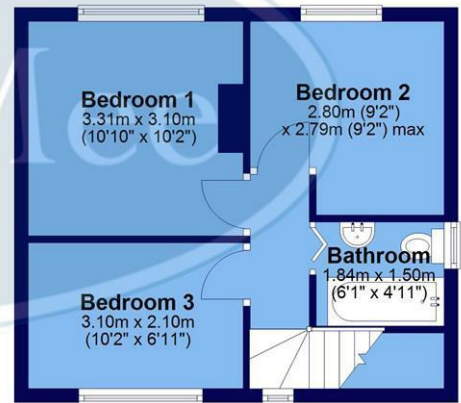
Ground Floor

Main area: approx. 34.3 sq. metres (369.0 sq. feet)
 Plus garages, approx. 15.0 sq. metres (161.0 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Main area: Approx. 66.0 sq. metres (710.8 sq. feet)
 Plus garages, approx. 15.0 sq. metres (161.0 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	84

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	66	82