

Saxton Mee



Chancet Wood View Meadowhead S8 7TS
Offers Around £300,000

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**** NO CHAIN **** Located within this popular residential area is this two bedroom. bay fronted detached bungalow which is well placed for easy access to excellent amenities and is within walking distance of sought-after schools. The property enjoys gardens to both the front and rear and benefits from a driveway, detached garage, a warm air central heating system and uPVC double glazing. The property does require some modernisation and is ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises: composite entrance door which opens into the kitchen. The kitchen 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 fridge, freezer and oven. There is also plumbing for a washing machine. A door then opens into the inner landing with fitted storage cupboards, access into the loft space, the lounge, two bedrooms and the wet room. The well proportioned lounge has a lovely bay window allowing lots of natural light, while the focal point of the room is the gas fire. The two double bedrooms are a good size and benefit from fitted furniture, both are rear facing and enjoy views over the garden. The wet room comes with an electric shower, WC and wash basin.

- VIEWING IS A MUST!
- FABULOUS OPPORTUNITY
- DRIVEWAY & DETACHED GARAGE
- TWO BEDROOM BUNGALOW
- SOUGHT AFTER SCHOOLS ON THE DOORSTEP
- WALKING DISTANCE TO EXCELLENT AMENITIES
- GRAVES PARK A STONES THROW AWAY





OUTSIDE

Front lawn garden with a driveway to the side which leads to the detached garage. Accessed down either side of the property is the well established rear garden which has an abundance of plants and shrubs. Garden shed.

LOCATION

Excellent amenities can be found close by including St James Retail and Sports centre, Graves Park is only a short walk away and the Peak District is only a short drive. The property is also within the catchment area for well regarded local schools.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from 1976.
The property is currently Council Tax Band D.

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.

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Ground Floor

Main area: approx. 71.6 sq. metres (770.6 sq. feet)
Plus garages: approx. 14.2 sq. metres (153.2 sq. feet)



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Plus garages: approx. 14.2 sq. metres (153.2 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	50

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	48	77