

Saxton Mee



Moorbank Road Sandygate Sheffield S10 5TR
Offers In The Region Of £725,000



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Sheffield S10 5TR

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Located within the highly regarded and sought after suburb of Sandygate is this superb, five double bedroom detached family home which allows for versatile living and enjoys stunning views over nearby countryside. Well presented throughout, the property has flexible accommodation of nearly 2500 square feet, spread over three floors which on the lower ground floor effectively comprises a one bedroom apartment that could be ideal for an elderly person or dependent relative. On the ground floor there is a hallway which has access to a cloak room /WC, a dual aspect living room, a spacious kitchen, a separate utility, and a dining room. On the first floor there are four excellent sized bedrooms and a well appointed family bathroom.

- SUPERB DETACHED FAMILY HOME
- VERSATILE ACCOMMODATION
- FOUR/FIVE BEDROOMS
- TWO BATH/SHOWER ROOMS
- STUNNING VIEWS
- SOUGHT AFTER LOCATION
- GOOD SCHOOL CATCHMENT
- ANNEXE/LOWER GROUND APARTMENT
- INTERNAL VIEWING HIGHLY RECOMMENDED
- FABULOUS GARDENS





OUTSIDE

To the front of the property is a low maintenance garden area and a block paved driveway which allows parking for at least two cars and leads to a single garage. At the rear there is a fabulous sized garden which is tiered by way of a recently installed non-slip decked composite terrace which leads down to a large lawn area. There are planted beds, established trees, a timber shed and a greenhouse.

LOCATION

Number 14 is positioned on the right as you turn into Moorbank Road from Coldwell Lane. A highly sought after location which falls into the catchment area for excellent schools including Lydgate Infant and Junior school, and Tapton Secondary School. There is easy access to the main city hospitals and two Universities while in the opposite direction you will find the beautiful open spaces of the Peak National Park. Sheffield City centre is less than 3 miles away, which has all of amenities you would expect of such a large vibrant city, while more locally there is a fantastic selection of shops found in Crosspool and Broomhill.

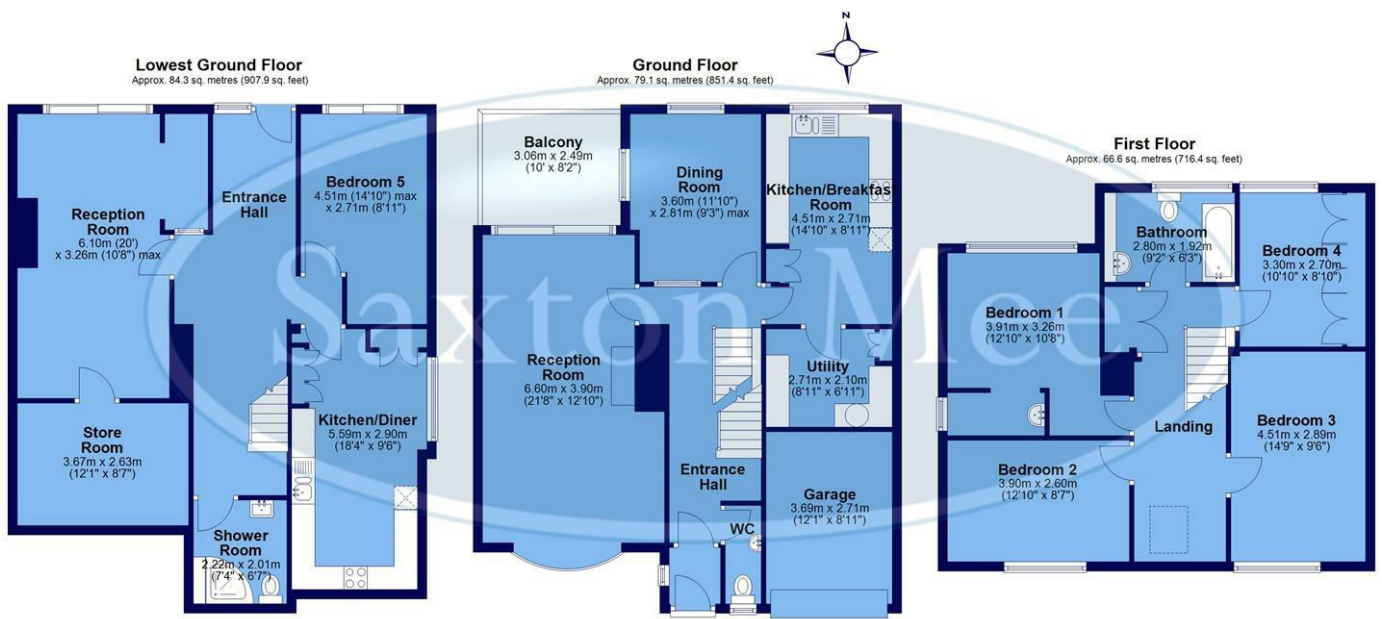
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band F.

VALUER

Chris Spooner

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. 230.0 sq. metres (2475.7 sq. feet)
 All measurements are approximate
 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) 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	69	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) 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		