



Rivelin Park Road Rivelin Sheffield S6 5GE
Offers Around £275,000

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**** NO CHAIN **** Enjoying a fabulous outlook to the front and a lovely garden to the rear is this three bedroom semi detached property which benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. The property has been well-kept by the current owner but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own taste. In brief, the living accommodation comprises front entrance door and porch with access into the entrance hall. Access in to the lounge, dining room and kitchen. The lounge to the front has a large bay window allowing lots of natural light along-with a feature fireplace. The dining room is generously proportioned and again has a large bay window and feature fireplace. The kitchen has a range of units with a work top which incorporates the sink and drainer. A door then opens into the good size utility room which houses the boiler, has plumbing for a washing machine and a work top with sink and drainer. There is a rear entrance door and access into the garage. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master is a fantastic size, has a large bay window and benefits from fitted storage. Bedroom two is a good size double and again benefits from fitted storage. Bedroom three enjoys the views to the front. The bathroom comes with a three piece suite including bath, WC and wash basin.

- VIEWING RECOMMENDED - NO CHAIN
- THREE BEDROOM SEMI DETACHED
- HUGE POTENTIAL
- DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE
- WALKING DISTANCE TO RIVELIN PARK





OUTSIDE

To the front is a garden area with plants and shrubs, there is a driveway to the side which leads to the garage. To the rear is a fully enclosed garden with a lawn with an abundance of plants and shrubs.

LOCATION

Situated in this extremely popular area of Stannington/Rivelin with excellent amenities close-by. Regular public transport. Easy access to Hospitals, Universities, Sheffield City Centre and Motorway links. Beautiful country walks in the Rivelin Valley.

MATERIAL INFORMATION

The property is Freehold.
The property is Council Tax Band C.

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.

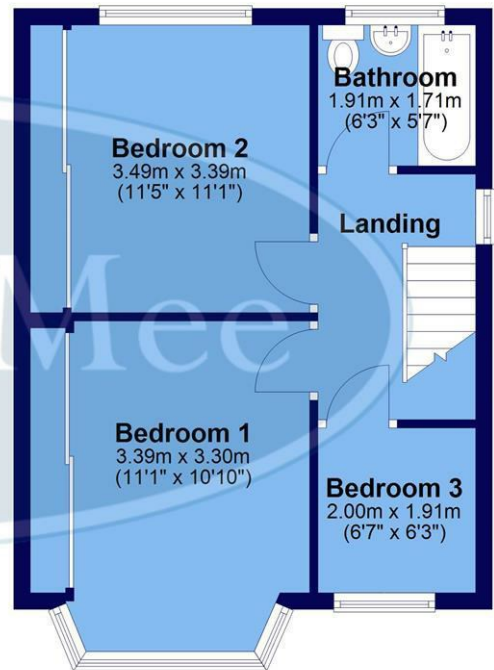
Ground Floor

Approx. 58.3 sq. metres (627.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 97.2 sq. metres (1046.7 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	

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	