

Saxton Mee

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Whiteley Lane Fulwood Sheffield S10 4GL
Price Guide £850,000



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GUIDE PRICE £850,000-£900,000 ** FREEHOLD ** NO CHAIN ** Situated in the very heart of Fulwood on the south facing slope of the lower Mayfield Valley, backing onto Forge Dam Park and within a short stroll of the excellent village amenities is this stone built, three/four bedroom, three bathroom detached bungalow. The property has been well kept but is need of updating throughout and also with huge potential to add a second floor or demolish and rebuild. There is a driveway providing ample off-road parking, a south facing aspect to the rear, uPVC double glazing, gas central heating and has solar panels which generates an income as well as photovoltaic panels which heats the water. The spacious living accommodation briefly comprises front uPVC door and porch with access into the entrance hall. This leads into the open plan reception room and lounge which in turn leads into the garden room, perfect for enjoying the views over the rear garden. There is a kitchen/breakfast room which has a range of wall, base and drawer units with worktops which incorporate the sink, drainer and the four ring hob with extractor above. There is an integrated electric oven, dishwasher and fridge freezer. There is access to bedroom four, a utility, two storage cupboards and a shower room. From the lounge, a door opens to an inner lobby with a storage cupboard and access into the three bedrooms and a shower room. The master is a good size double and benefits from fitted wardrobes, there are three windows allowing lots of light and comes with the added advantage of an en suite shower room with WC and wash basin. Double bedroom two is to the rear of the property and has uPVC French doors opening onto the rear garden.

- EARLY VIEWING ADVISED
- HUGE POTENTIAL
- DESIRABLE LOCATION
- ADMIRABLE PLOT WITH A SOUTH FACING REAR GARDEN & AMPLE OFF-ROAD PARKING
- VERSATILE LIVING ACCOMMODATION
- OVER 1,860 SQUARE FOOT
- WELL REGARDED LOCAL SCHOOLS
- EXCELLENT AMENITIES & EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

Situated on this admirable plot with generous off-road parking. Access down either side of the property to the lovely, south facing rear garden which backs on to Forge Dam Park and includes a patio with an abundance of plants and shrubs.

LOCATION

The property is nestled on the very desirable Whiteley Lane, a short walk away from the heart of Fulwood Village where you can find a strong sense of community and a good mix of local facilities that include speedy bus links into the city. Close to the glorious Mayfield Valley and Forge Dam Park and the convenience of local amenities. Fulwood has long been regarded as one of Sheffield's most desirable of locations. The S10 postcode offers something for everyone with 'outstanding' rated schooling for all age groups, idyllic countryside walks, a challenging golf course and tennis, cricket and football facilities. The area has also always been popular with those with either a medical or academic background due to the close proximity of the main city hospitals and universities.

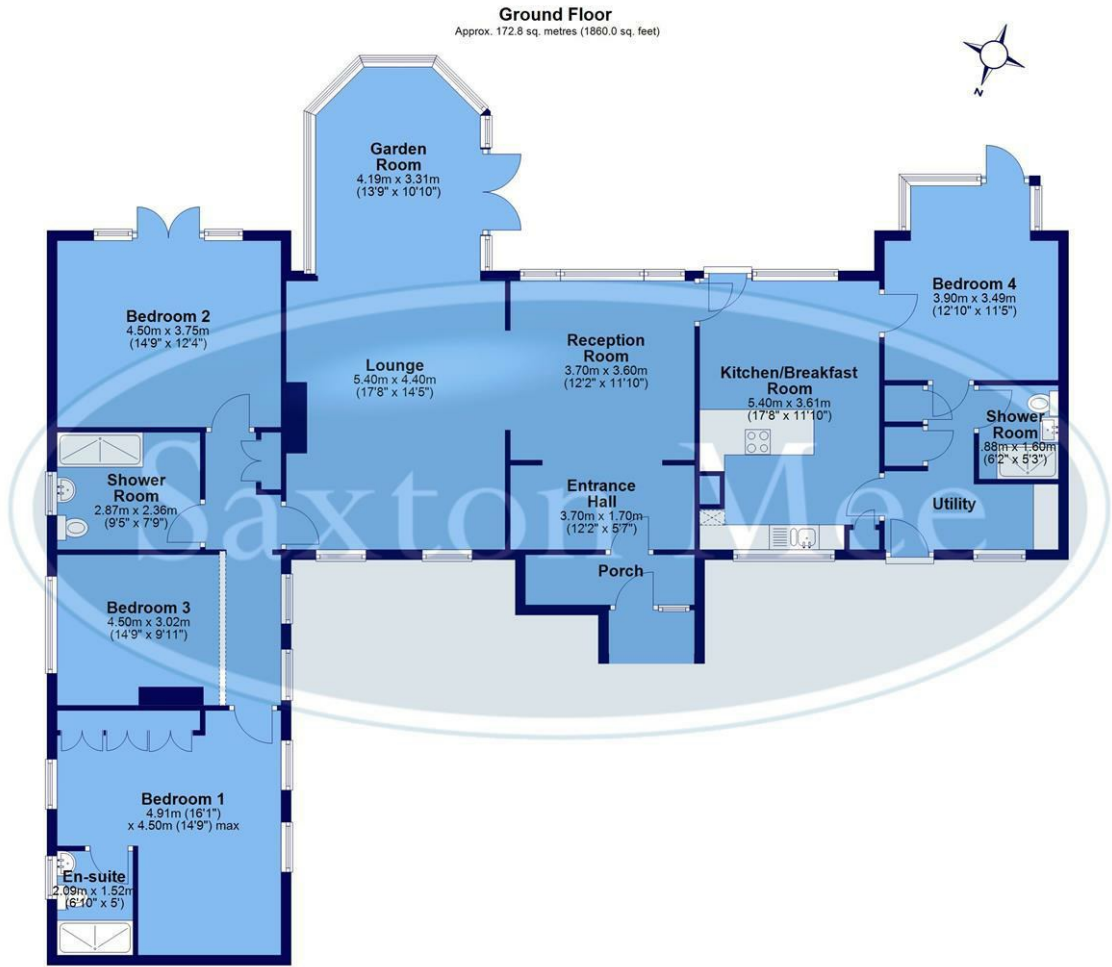
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band G.

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. 172.8 sq. metres (1860.0 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	A		
(92-91)	B		
(89-80)	C		
(85-68)	D		
(82-54)	E		
(51-38)	F		
(1-20)	G		
Very energy efficient - higher running costs		82	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(59-50)	C		
(55-49)	D		
(52-54)	E		
(21-38)	F		
(1-20)	G		
Very environmentally friendly - higher CO ₂ emissions		74	79
England & Wales		EU Directive 2002/91/EC	