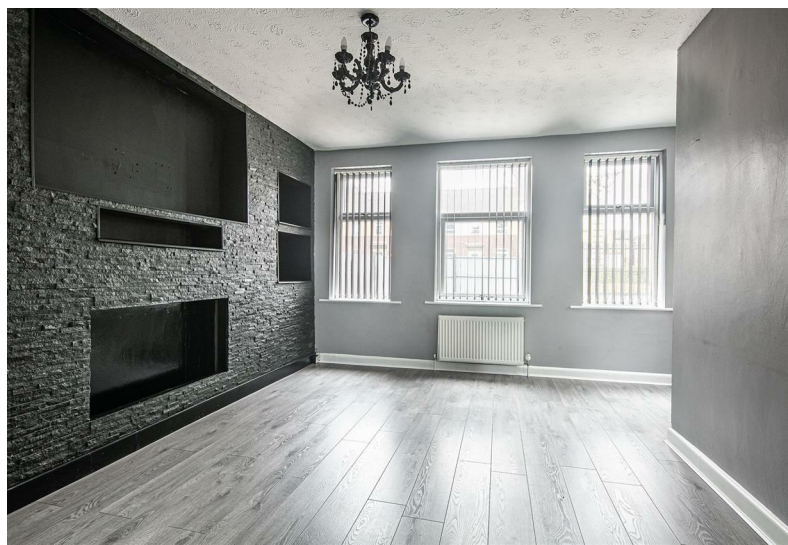


Saxton Mee



Homestead Road Sheffield S5 0NA
Offers Around £140,000

Homestead Road

Sheffield S5 0NA

Offers Around £140,000

**** FREEHOLD **** Situated on this admirable plot is this three bedroom, end terrace property which is located on a leafy street within walking distance of local amenities, surrounded by reputable schools, with direct roads leading to Sheffield City Centre and the Northern General Hospital and benefiting from frequent public transport links. The property has a good size rear garden and benefits from gated access to ample off road parking, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: side entrance door which opens into the lobby with access into the well proportioned lounge. The lounge has three front facing windows allowing lots of natural light, while the focal point of the room is the media wall. Access into the good size kitchen/diner having a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob. Integrated appliances include an electric oven. There is ample space for a dining table and chairs and a rear entrance door. From the lobby, a staircase rises to the first floor landing with access into the three bedrooms and the main bathroom. The good size master has two front facing windows. Double bedroom two overlooks the rear garden. Single bedroom three is front facing. The bathroom comes with a three piece suite and includes a bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM END TERRACE
- GENEROUS DIMENSIONS
- AMPLE OFF ROAD PARKING
- CLOSE TO AMENITIES
- GOOD COMMUTER LOCATION
- GOOD SIZE REAR GARDEN





OUTSIDE

Gated access to ample off-road parking. A driveway leads to the good size rear garden.

LOCATION

Within walking distance of local amenities, surrounded by reputable schools, with direct roads leading to Sheffield City Centre and the Northern General Hospital and benefiting from frequent public transport links.

MATERIAL INFORMATION

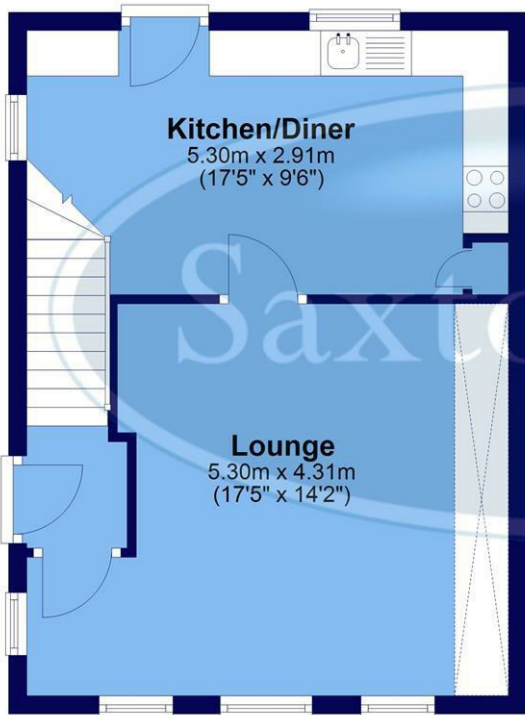
The property is Freehold and currently Council Tax Band A.

VALUER

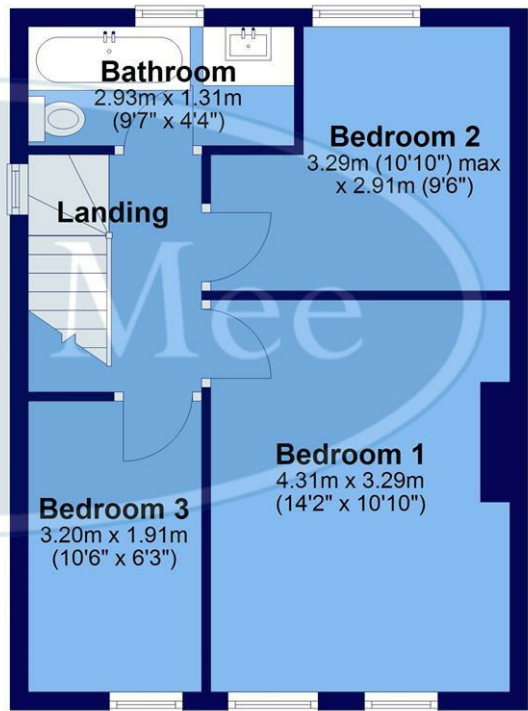
Greg Ashmore MNAEA

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
Approx. 38.8 sq. metres (417.7 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 77.6 sq. metres (835.4 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

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	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	