



Oaks Fold Road Sheffield S5 0TG
Offers In The Region Of £180,000

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**** FREEHOLD ** NO CHAIN **** Modernised and renovated throughout is this three bedroom semi detached property which is situated in the popular location of Shiregreen which has everything you need on the doorstep. Being close to the M1 motorway and Meadowhall, as well as close to local amenities and schools, this property is in the perfect spot. The property benefits from a driveway providing off-road parking, a good size rear garden, uPVC double glazing and gas central heating. Neutrally decorated throughout the living accommodation briefly comprises front composite door which opens into the entrance hall with access into both the lounge and the kitchen/diner. The well proportioned lounge has dual aspect windows allowing lots of natural light. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated electric oven. Numerous windows make this a bright and airy space. There is a good size under stair utility area, space for a dining table and chairs and a rear entrance door. From the entrance hall, a staircase rises to the first floor landing where you will find the three bedrooms and the shower room. Both bedrooms one and two are double in size and are front facing. The master has access to the loft space. Bedroom three overlooks the rear garden. The shower room comes with a walk-in shower, WC and wash basin and is fully tiled.

- EARLY VIEWING ADVISED
- MODERNISED & RENOVATED THOUGHOUT
- NEUTRALLY DECORATED
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- GOOD SIZE REAR GARDEN
- THREE BEDROOMS
- SHOWER ROOM
- CLOSE TO M1 & MEADOWHALL
- PUBLIC TRANSPORT LINKS
- LOCAL AMENITIES & SCHOOLS





OUTSIDE

A mature hedgerow encloses the front driveway which provides off-road parking. To the rear is a fully enclosed garden which is mostly laid to lawn and has a gravelled seating area.

LOCATION

Located in this popular residential area being close to the M1 motorway and Meadowhall, as well as close to local amenities, schools, bus routes hospitals and parks.

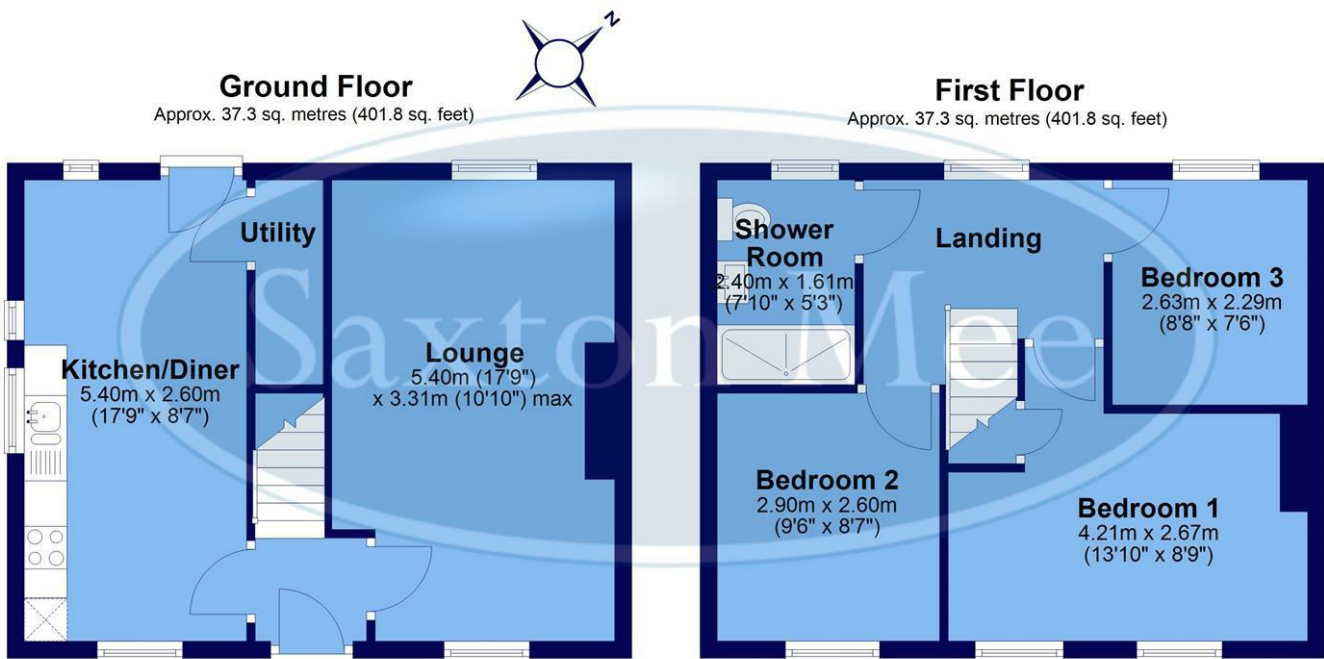
MATERIAL INFORMATION

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.



Total area: approx. 74.6 sq. metres (803.5 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		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(41-38)	F		
(1-10)	G		
Not energy efficient - higher running costs		69	84
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		
(55-50)	C		
(35-40)	D		
(21-30)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	