



Hurst Green High Green Sheffield S35 4NH  
Guide Price £140,000

# Hurst Green

Sheffield S35 4NH

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GUIDE PRICE £140,000-£150,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Completely modernised and refurbished throughout is this three bedroom townhouse which enjoys gardens to the front and rear and benefits from uPVC double glazing, a new boiler and gas central heating. Located within walking distance of local amenities and local schools, as well as just minutes away from countryside walks. It is also ideal for anyone looking to commute with the M1 close by. Having undergone a complete refurbishment including but not limited to new uPVC double glazed windows, new flooring, new kitchen and bathroom, replastered and decorated, new radiators and doors. Neutrally decorated throughout the living accommodation briefly comprises front uPVC door which opens into the entrance hall with two storage cupboards and access into the lounge and the kitchen/diner. The lounge has a large front window allowing lots of natural light. The open plan kitchen/diner 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. Integrated fridge and freezer and a double electric oven along with housing and plumbing for a washing machine and the housed gas boiler. A rear uPVC doors opens into a porch and a useful store room. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three good size bedrooms and the bathroom. Bedroom three has a storage cupboard. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin in a vanity unit.

- EARLY VIEWING ADVISED
- COMPLETELY MODERNISED & REFURBISHED THROUGHOUT
- GARDENS TO THE FRONT & REAR
- THREE GOOD SIZE BEDROOMS
- NEW KITCHEN & BATHROOM
- POPULAR LOCATION WITH AMENITIES CLOSE-BY
- M1 MOTORWAY LINKS & EASY ACCESS TO SHEFFIELD CITY CENTRE





## OUTSIDE

To the front is a path to entrance door and a slate chipped garden. To the rear is a fully enclosed garden which is mostly laid to lawn and has a patio for easy maintenance.

## LOCATION

Located within walking distance of local amenities and local schools, as well as just minutes away from countryside walks. It is also ideal for anyone looking to commute with the M1 close by.

## MATERIAL INFORMATION

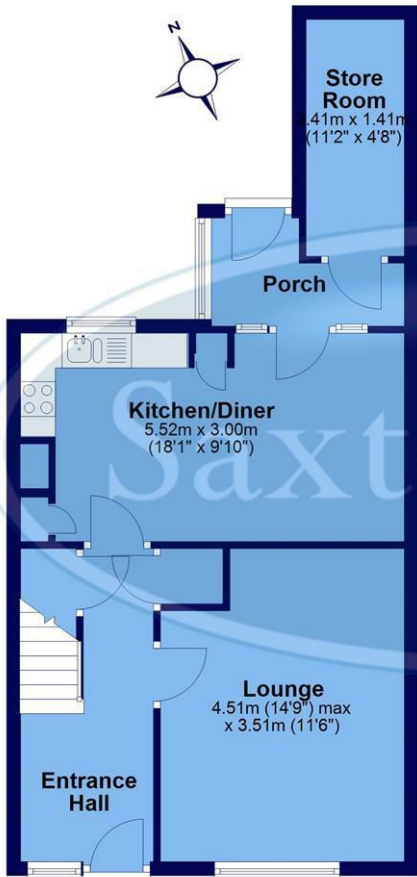
The property is Freehold and currently Council Tax Band A.

## VALUER

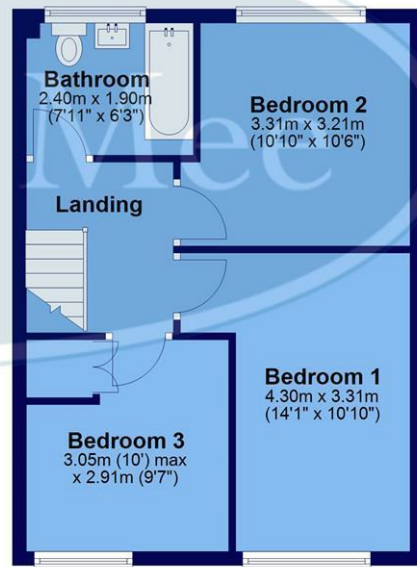
Greg Ashmore MNAEA

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. 50.7 sq. metres (545.2 sq. feet)



**First Floor**  
Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 92.7 sq. metres (997.4 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	86

