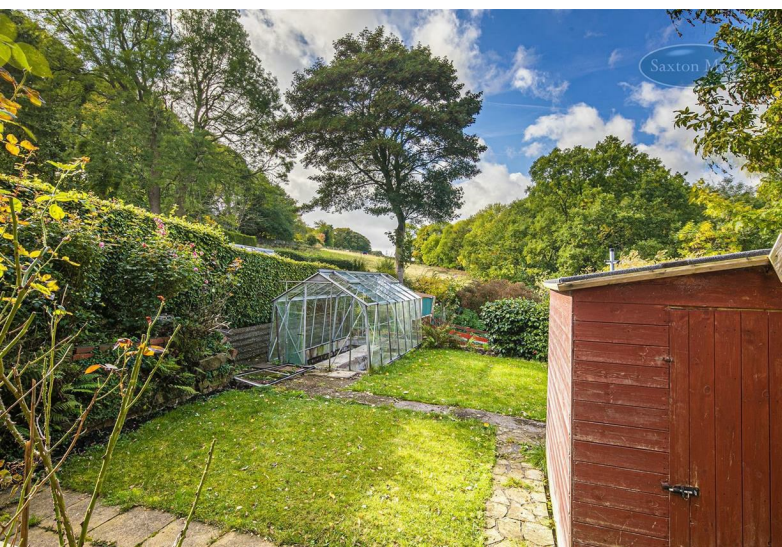


Saxton Mee



St. Anthony Road Crookes Sheffield S10 1SG
Offers In Excess Of £315,000

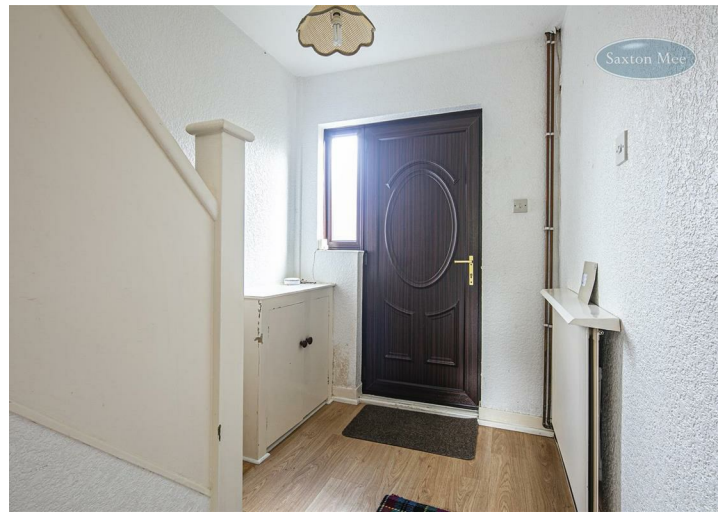
St. Anthony Road

Sheffield S10 1SG

Offers In Excess Of £315,000

**** NO CHAIN ** OFF ROAD PARKING **** Situated in this popular residential street with panoramic, uninterrupted views over the Rivelin Valley and Cloughfields, is this three bedroom semi-detached home, offered to the market for the first time since 1970. The property has uPVC double glazed windows and gas fired central heating, with the combi-boiler being installed in 2011 and recently serviced in 2022. Briefly, the living accommodation comprises: Entrance hallway with under stairs storage. Lounge to the front with central chimney breast. A sliding door lead in turn to the dining room. There is a separate kitchen with a range of fitted units, space for a cooker, washing machine and fridge/freezer. Side entrance porch and downstairs cloakroom/W.C off. First floor: two double bedrooms, the master benefitting from fitted wardrobes. The second double bedroom has fitted cupboards in addition. Single bedroom three. The family bathroom has a suite comprising bath with shower above, wash hand basin and low level W.C. Loft space ideal for storage otherwise ripe for conversion subject to the relevant planning and building consents being obtained. Beneath the kitchen and dining space is a basement, accessed from the rear garden, ideal for further storage space.

- NO CHAIN
- STUNNING VIEWS
- SOUGHT AFTER LOCATION
- IDEAL FOR A FAMILY
- POTENTIAL TO MODERNIZE
- EXCELLENT LOCAL AMENITIES
- REGULAR TRANSPORT LINKS
- WELL REGARDED LOCAL SCHOOLS





OUTSIDE

To the front is garden with a range of plants, enclosed with a low red brick wall. Off road parking. To the rear is well maintained garden with patio, established planted areas, as well as a greenhouse and garden shed. Beyond the garden owned by No.82 is

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy

VALUER

Lewis T. Hughes 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.

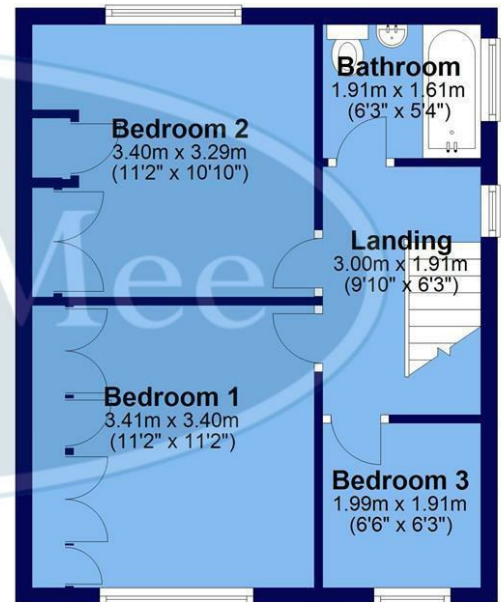
Ground Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 80.3 sq. metres (864.5 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		85
(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