



FOR SALE
Residential
Saxton Mee
01246 290992
www.saxtonmee.co.uk

19 Mount View Road, Sheffield, S8 8PH



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Price Guide

£260,000

Guide price £260,000 - £270,000

Offering deceptively proportioned accommodation extending over three floors; this nicely presented semi detached house offers two/three good size bedrooms being perfect for a family with two children.

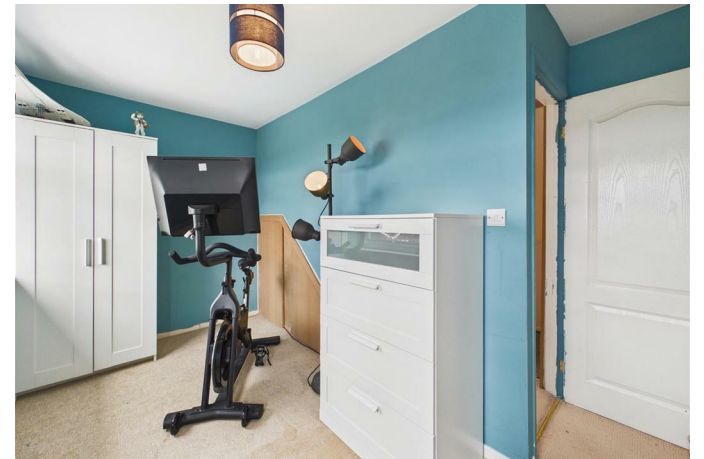
Complemented by a long rear garden, the property is conveniently located within this established and popular residential area handy for a host of local amenities including reputable schooling, renowned Graves Park together with nearby shops and regular bus service to the city centre. Benefitting from considerable improvements during recent years the property offers uPVC double glazing, gas fired central heating via a combination boiler and briefly comprises: side entrance hall with useful store cupboard, living room, well equipped good size kitchen with an extensive range of units, built in appliances, useful understairs store and downstairs WC/utility, excellent dining conservatory which has had a solid roof fitted within recent years making it far more useable. First floor landing off which opens master bedroom, good size second bedroom, excellent modern bathroom with shower over the bath, stairs ascending up to the superb attic which has been plastered with Velux style roof lights and has been utilised as a bedroom in the past although we must say that building regs have not been passed for this and an indemnity will be provided.

Outside: the garden is undoubtedly an important attribute extending considerably in depth and set down primarily to lawn with a recently laid patio at the far end.



- Surprisingly well proportioned
- Flexible and versatile accommodation
- Great location convenient for a host of amenities
- Reputable schooling and nearby park
- Nicely presented
- Two/three bedrooms
- Viewing advised
- EPC
- Council Tax Band
- Tenure:







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

