



7 Chancet Wood View, Sheffield, S8 7TS

Saxton Mee

7 Chancet Wood View

Price Guide

£325,000

Price guide £325,000 - £335,000

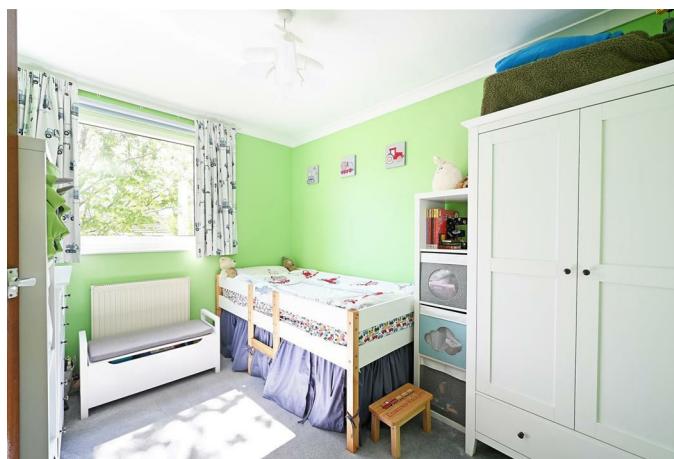
A great opportunity to acquire a nicely presented three double bedoomed detached house which benefits from a very good sized private rear garden and is favourably located within this sought after and established residential area which is close to a comprehensive range of amenities including excellent local schooling.

Quietly tucked away but within easy reach of Graves Park and St James Retail Park, the property has uPVC double glazing, gas fired central heating via a combination boiler and has an updated consumer unit. Entrance hall, downstairs WC, spacious living room, well equipped dining kitchen. First floor landing, generous master bedroom, two further good sized bedrooms and a superb bathroom which has been refurbished during recent years.

Long block paved driveway provides ample off road parking, single garage and attractive well established large rear garden which enjoys an excellent degree of privacy and comprises of a broad patio entertaining terrace with lawn beyond and herbaceous beds.

- Well presented family home quietly tucked away yet close to St James Retail park
- Sought after locality with renowned schooling close by
- Three double bedrooms
- Superb refurbished bathroom
- Private large rear garden with patio and lawns
- Detached single garage and ample parking with block paved drive
- Gas central heating and double glazing
- Most conveniently located close to nearby amenities and schools
- EPC: D
- Tenure : Leasehold - Council Tax Band: D





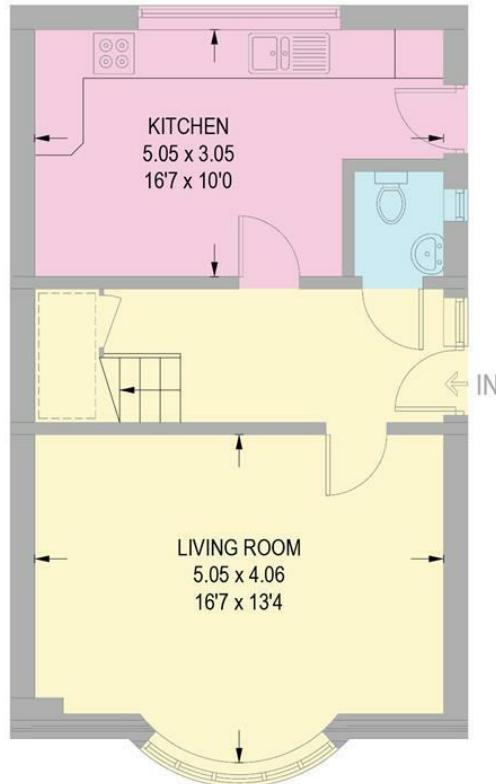
7 CHANCET WOOD VIEW

APPROXIMATE GROSS INTERNAL AREA = 86.6 SQ M / 932 SQ FT

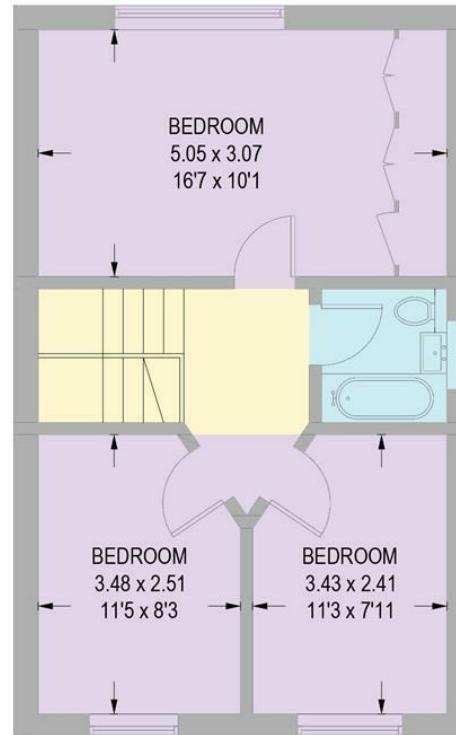
GARAGE = 15.4 SQ M / 166 SQ FT

TOTAL = 102.0 SQ M / 1098 SQ FT

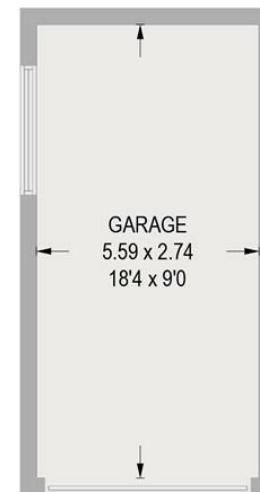
[] = REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR
43.9 SQ M / 472 SQ FT



FIRST FLOOR
42.7 SQ M / 460 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale.

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.'

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