



6 Matthews Fold, Sheffield, S8 8JT

Saxton Mee



# 6 Matthews Fold

## £435,000

This well presented FOUR BEDROOMED and TWO BATHROOMED detached house forms part of this increasingly popular residential development standing within easy reach of a good range of local amenities including Graves Park, renowned local schooling and the ring road and St James Retail Park.

Offered for sale with no upward chain and vacant possession, the property has gas fired central heating, uPVC double glazing with the guttering and fascias having been replaced during recent years. Canopied porch, hall, nicely proportioned living/dining room with attractive feature fireplace, excellent uPVC double glazed conservatory, well equipped breakfast kitchen with ample room for a table, good range of fitted units and built in appliances. Side entrance lobby with useful store/pantry cupboard, personnel door to the garage and WC leading off. First floor landing, master bedroom located at the front of the property and having built in wardrobes and en-suite shower room, three further bedrooms (one again with built in wardrobes), family bathroom.

Tarmac drive, ample parking, integral garage and relatively level private rear garden with lawn, 'L' shaped patio, flower beds and summerhouse.



- Well presented and immaculately maintained
- Four bedrooms and two bathrooms
- Excellent uPVC double glazed conservatory
- Master bedroom with en-suite shower room
- Private level rear garden
- Gas central heating and double glazing
- New gutters and fascias during recent years
- Ideal family property - NO CHAIN
- EPC: C
- Tenure: Freehold / Council Tax Band: E









## 6 MATTHEWS FOLD

APPROXIMATE GROSS INTERNAL AREA = 104.5 SQ M / 1125 SQ FT  
GARAGE = 11.2 SQ M / 120 SQ FT  
TOTAL = 115.7 SQ M / 1245 SQ FT

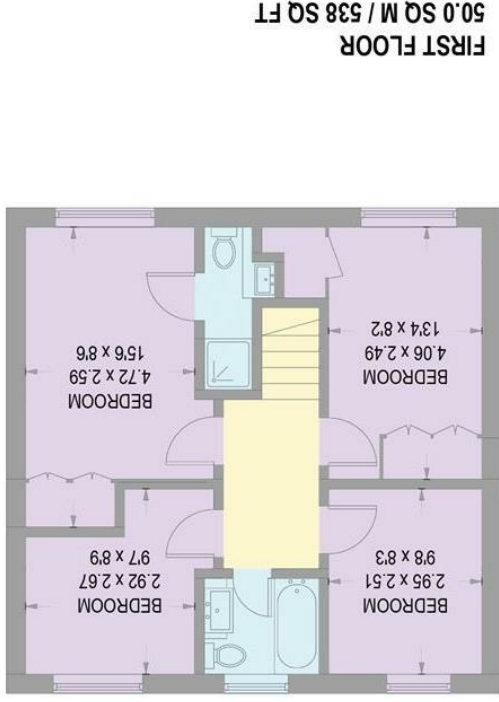
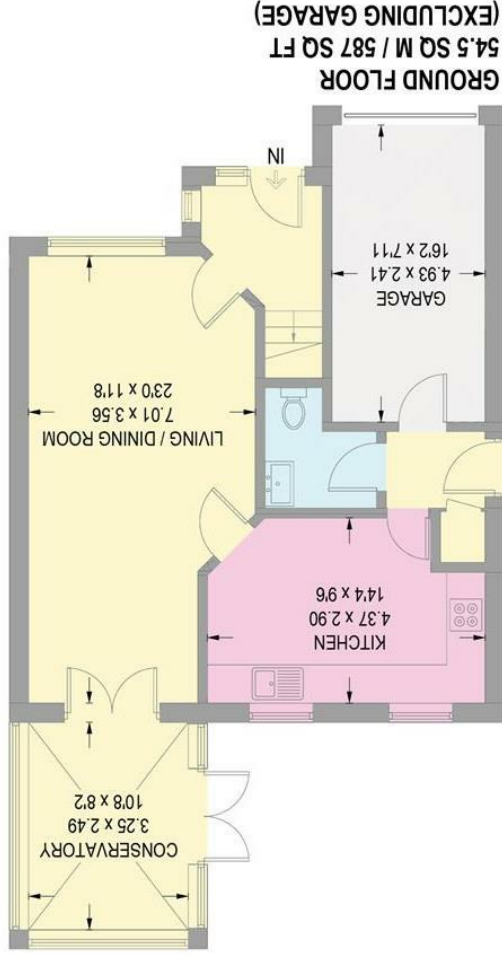


Illustration for identification purposes only.  
measurements are approximate, not to scale.



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