



6 Matthews Fold, Sheffield, S8 8JT

Saxton Mee

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£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 facias 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 facias during recent years
- Ideal family property - NO CHAIN
- EPC: C
- Tenure: Freehold / Council Tax Band: E



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and should not be relied upon as exact or verily they are in working order. The buyer is advised to obtain verification of particulars 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 caravans and other such fixtures, fittings or furniture. 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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