

# 9 HOLLOW MEADOWS MEWS



BLenheim



OFFERED TO THE MARKET FOR THE FIRST TIME IN 40 YEARS, WELCOME TO 9 HOLLOW MEADOWS MEWS, A THREE BEDROOMED HOME LOCATED WITHIN A SMALL DEVELOPMENT OF PROPERTIES.

*Boasting spacious living areas and a stunning rear garden, this property offers the opportunity for further development and is suitable for a variety of purchasers.*





On the ground floor are the main reception rooms, including the lounge, a well-appointed dining kitchen and a well-proportioned, light-filled conservatory.

On the first floor is a spacious master bedroom suite, two additional double bedrooms and the family bathroom. Externally, the property has private and guest parking spaces and a pleasant, low-maintenance, mature rear garden.

The property is located in Hollow Meadows, which is close to the amenities of Crosspool and Stannington. Hospitals and universities are nearby, as well as convenient commutes to central Sheffield via the Malin Bridge Park and Ride. The A57 is easily accessible for onward journeys to both Manchester and Sheffield. An array of local walking trails are available from the doorstep, and popular Peak District locations such as Hope Valley and Hathersage can be reached in around a 15 minute commute. Manchester is reachable within around 90 minutes. A school drop off bus is available.

**The property briefly comprises of on the ground floor:** Entrance hall, WC, lounge, dining kitchen, conservatory and utility room.

**On the first floor:** Landing, master bedroom, master en-suite shower room, family bathroom, bedroom 2, bedroom 3 and storage cupboard.

# GROUND FLOOR

*Double composite doors with double glazed panels open to the entrance hall.*

## Entrance Hall

Having a pendant light point, central heating radiator and timber flooring. Timber doors open to the lounge, WC and dining kitchen.

## WC

With a front facing timber double glazed window and a pendant light point. A suite comprises a low-level WC and a wash hand basin with traditional chrome taps.

## Lounge

21'0 x 11'6 (6.40m x 3.50m)

A large lounge with rear facing timber double glazed windows, coved ceiling, pendant light points, wall mounted light points and central heating radiators.

## Dining Kitchen

18'10 x 17'0 (5.75m x 5.18m)

A well-appointed kitchen with front and rear facing timber double glazed windows, central heating radiators and timber flooring. A range of fitted base/wall and drawer units incorporate a granite work surface and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a four-ring gas hob, an extractor hood, an oven, a full-height fridge/freezer and a Bosch dishwasher. There is space for dining. Double timber doors with glazed panels open to the conservatory and a timber door opens to the utility room.

## Conservatory

12'6 x 12'5 (3.80m x 3.78m)

Having side and rear facing UPVC double glazed windows, fitted pleated blinds, pendant light point, extractor fan, central heating radiator and tiled flooring. Double timber doors with double glazed panels open to the rear of the property.

## Utility Room

With a front facing timber double glazed window, recessed lighting, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is fitted furniture and a washing machine. Sliding doors open to shelving and the solar storage battery. Access can be gained to the mezzanine storage area. A timber door with a double glazed panel opens to the front of the property.

From the entrance hall, a staircase with a timber handrail and original posts rises to a half landing, continuing to the first floor.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



DINING KITCHEN



DINING KITCHEN



CONSERVATORY



LOUNGE



LOUNGE



CONSERVATORY

# FIRST FLOOR

## Landing

Having side and front facing timber double glazed windows and pendant light points. Fitted furniture includes book shelving. Access can be gained to the loft. Timber doors open to the master bedroom, family bathroom, bedroom 2, bedroom 3 and storage cupboard.

## Master Bedroom

17'5 x 9'10 (5.30m x 3.00m)

A double bedroom with rear and side facing timber double glazed windows, pendant light point and a central heating radiator. Fitted furniture includes shelving, drawers and long hanging. A timber door opens to the master en-suite shower room.

## Master En-Suite Shower Room

With a Velux roof window, flush light point and a central heating radiator. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a separate shower enclosure with a fitted shower, an additional hand shower facility and a glazed screen/door.

## Family Bathroom

Having a Velux roof window, flush light point and a chrome heated towel rail. A suite in white comprises a low-level WC, a wash hand basin with traditional chrome taps and a bidet with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap and an additional hand shower facility.

## Bedroom 2

18'1 x 8'10 (5.50m x 2.70m)

A further double bedroom with a front facing timber double glazed window, flush light point and a central heating radiator. Fitted furniture includes shelving and long hanging.

## Bedroom 3

13'11 x 9'6 (4.25m x 2.90m)

A double bedroom with a rear facing timber double glazed window, pendant light point and a central heating radiator.

## Storage Cupboard

With shelving and housing the hot water tank.



LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



MASTER BEDROOM



FAMILY BATHROOM



BEDROOM 3



BEDROOM 2



BEDROOM 2



LANDING

# EXTERIOR & GARDENS

To the front of the property is a stone flagged path, exterior lighting, a water tap and an electric vehicle charging point. Access can be gained to the entrance hall and utility room.

To the right hand side of the property, a gate opens to an area with mature trees and a shed. A stone flagged path continues to the rear.

To the rear of the property is a garden mainly laid to lawn with mature plants and trees and a summerhouse style shed. Access can be gained to the conservatory.

There are both private and visitor parking spaces adjacent to the property.









ACCESS ROAD



ALLOCATED PARKING

# GROUND FLOOR

Approximate Floor Area:  
883 SQ.FT. (82 SQ.M)



# FIRST FLOOR

Approximate Floor Area:  
716 SQ.FT. (66.5 SQ.M)  
Total Approximate Floor Area:  
1599 SQ.FT. (148.5 SQ.M)



BEDROOMS <b>3</b>	BATHROOMS <b>2</b>
LIVING ROOMS <b>2</b>	SQFT <b>1,599</b>
TENURE <b>Leasehold</b>	COUNCIL TAX <b>F</b>

## Tenure Details

200 years from 25 March 1984. Residents are directors of H.M.M management company who own the freehold. The management charge is £100 per month.

## Services

Mains gas, mains electricity, mains water and private drainage managed and maintained by HMM Management Company. The mobile signal quality is good.

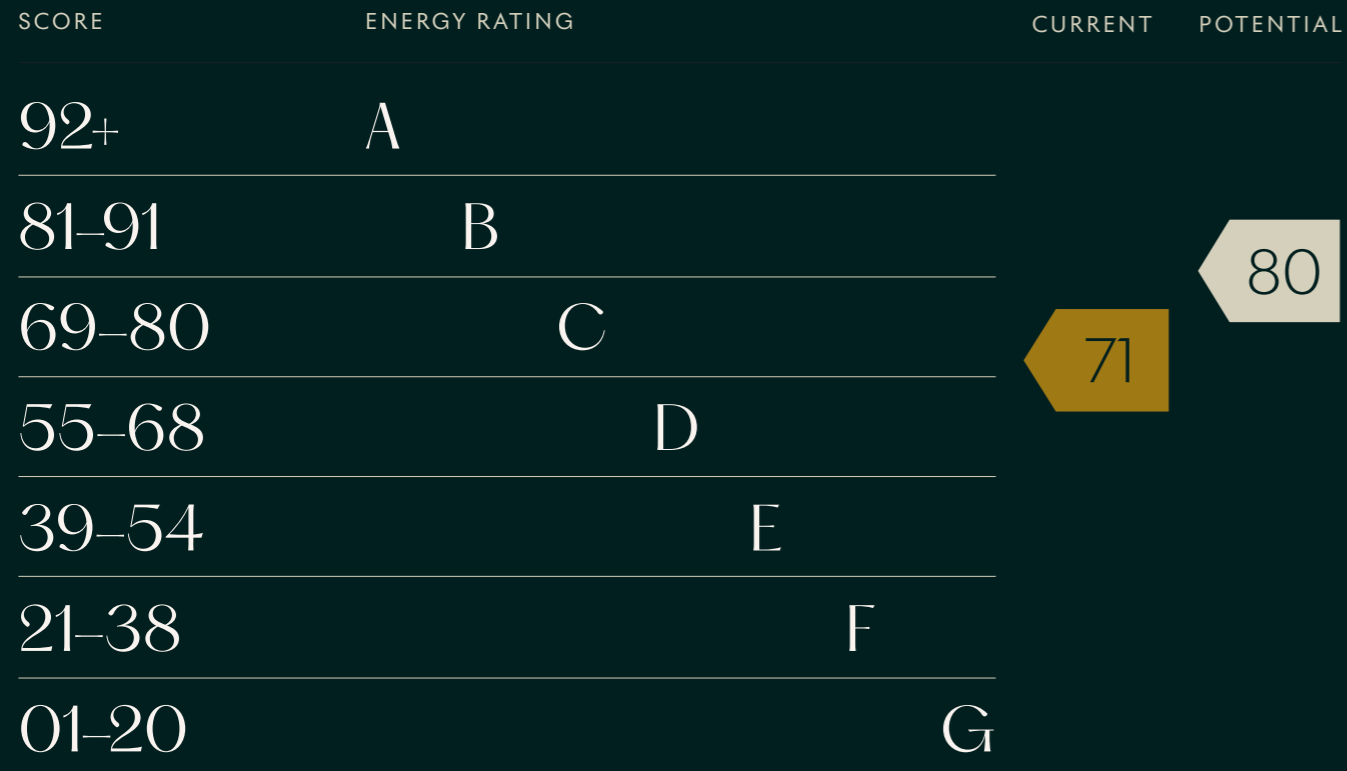
## Rights of Access & Shared Access

The access road is shared by the residents of the development, as well as the courtyard, which contains shared parking and an allocated space to the front of each property.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



# 9 HOLLOW MEADOWS MEWS

Hollow Meadows, Sheffield,  
South Yorkshire, S6 6GJ

Offers in Excess of  
£495,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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