



Overdale 156 Greaves Lane, Stannington, Sheffield, S6 6BE



Overdale 156 Greaves Lane

Stannington

Guide Price

£435,000

GUIDE PRICE: £435,000 - £445,000

Located in this quiet backwater position, within a stones throw of beautiful countryside in the Loxley Valley, is this charming three bedroom/two bathroom detached bungalow.

The property offers a great deal of versatility and will attract a wide range of different buyers, including families looking to extend (STPP) and those looking to downsize to life on one level.

Briefly, the accommodation comprises:

Entrance lobby and separate utility room. A large breakfasting kitchen provides an excellent entertaining space with a range of fitted units, ample dining space, and housing for a cooker, dishwasher, integrated fridge and freezer. The main lounge is a calm and relaxing space to unwind with a window to the front and adjacent French doors onto the garden, having a central fireplace. The inner hallway gives access to the master bedroom with en suite, double bedroom two and a third single bedroom. The main family bathroom comprises a suite of bath and shower over, wash hand basin and W.C. Loft space ideal for storage otherwise ripe for conversion, subject to the relevant building and planning permissions.

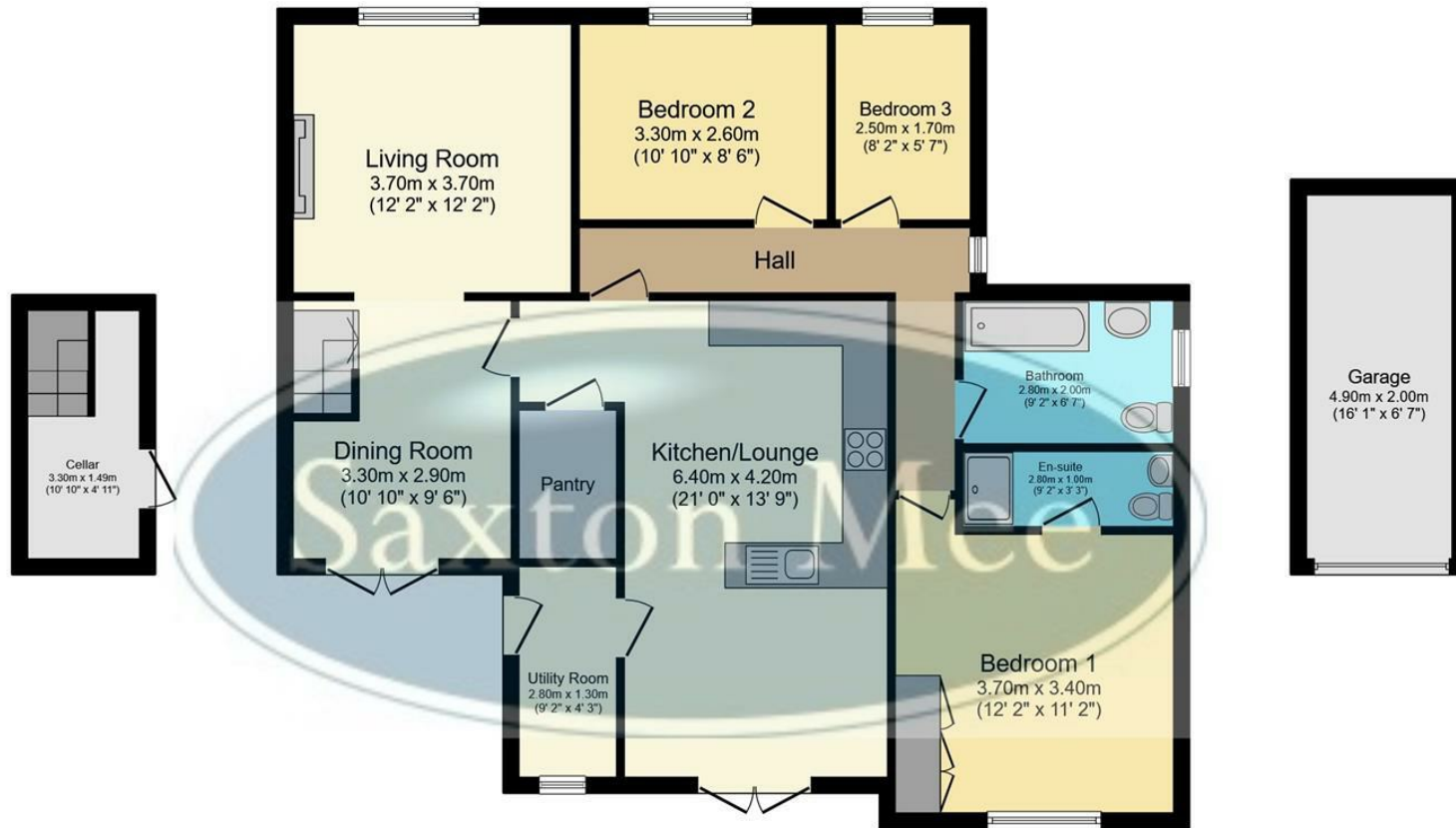
Externally, to the front is a double width driveway providing ample off street parking and a detached garage. The garden is a haven for wildlife and provides a tranquil place for the new owners to enjoy. Split into two areas, there is the main garden with patio seating area, mainly laid to lawn and having a vast range of well stocked plants, shrubs and trees. A hidden gate leads into the orchard having established fruit trees and soft fruit bushes. There is something quite magical about this area, especially in the sunshine, and a viewing is highly advised to appreciate it.



- Stunning Large Garden With Private Orchard
- Peaceful Backwater Location
- Three Bedrooms/Two Bathrooms
- Local Village Amenities Within Walking Distance
- Regular Transport Links
- Off Street Parking And Garage
- Early Viewing Is Advised
- Tenure: Freehold
- EPC Rating: E / Council Tax: Band C
- Viewing Via Banner Cross Office







Cellar

Floor area 4.9 m² (53 sq.ft.)

Ground Floor

Floor area 100.1 m² (1,078 sq.ft.)

Garage

Floor area 9.4 m² (101 sq.ft.)

TOTAL: 114.4 m² (1,232 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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

