



Bartlett Close Stannington Sheffield S6 6EL
Offers In The Region Of £375,000

Bartlett Close

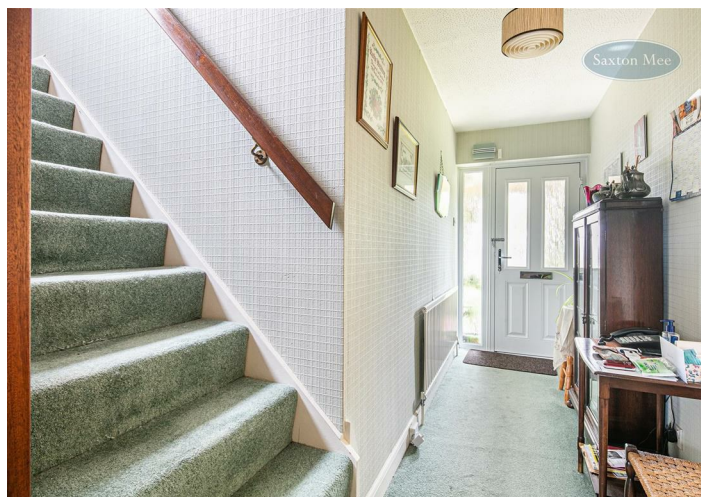
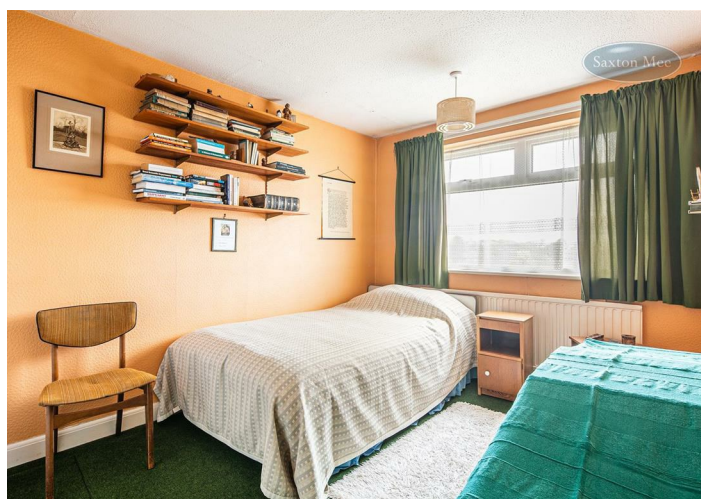
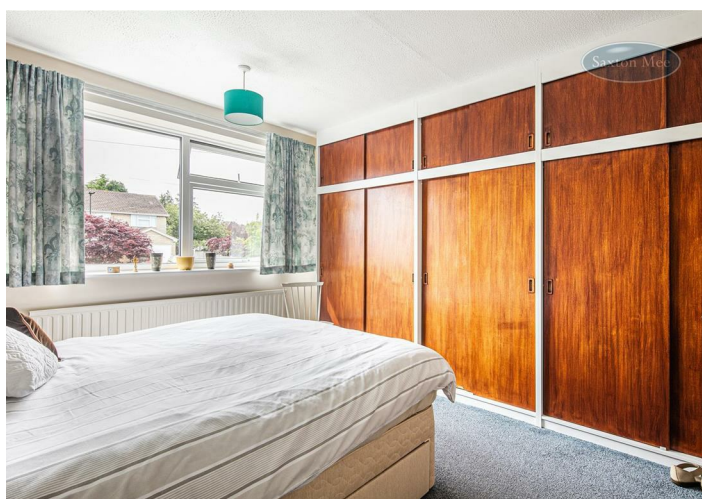
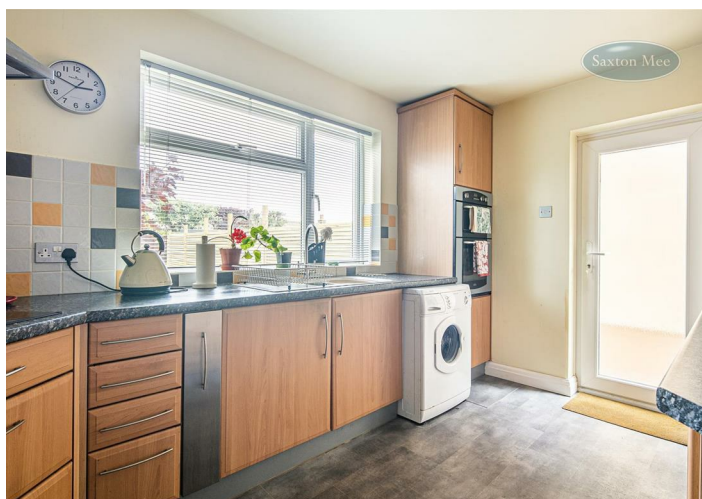
Sheffield S6 6EL

Offers In The Region Of £375,000

**** VIEWING ADVISED **** A rare and exciting opportunity has arisen to acquire this fabulous four bedroom detached home, offered for sale for the first time since construction, located at the head of this quiet cul-de-sac in the heart of Stanington Village. The property benefits from uPVC double glazing, gas central heating and enjoys fabulous views from Nethergate over the Rivelin Valley. Briefly, the living accommodation comprises: Entrance hall with downstairs cloakroom/WC. Lounge to the front with a wall mounted gas fire. Dining room overlooking the delightful rear garden. Spacious kitchen with a range of units and appliances including electric hob, extractor, double oven, microwave, fridge freezer with housing and plumbing for a washing machine. A side facing uPVC door leads onto the garden. Integral garage with up and over door. To the first floor are four spacious bedrooms, perfect for a family, as well as the family bathroom comprising a suite of bath, separate shower cubicle, wash basin and WC. Loft space ideal for storage.

- SOUGHT AFTER LOCATION
- EXCELLENT VIEWS OVER RIVELIN VALLEY
- VIEWING ADVISED
- PERFECT FOR A FAMILY
- OFF ROAD PARKING AND GARAGE
- DELIGHTFUL GARDENS TO THE FRONT AND REAR





OUTSIDE

To the front is ample off road parking and a garden, laid to lawn with mature borders. A side pathway leads to the rear garden with patio and lawn, mature borders and fencing, fully enclosed and great for a family.

LOCATION

The property is found in this popular residential area of Stannington having good regular public transport and being in close proximity to Stannington village itself. Easy access to Hillsborough and the Peak District. Good local schools.

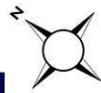
VALUER

Lewis Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

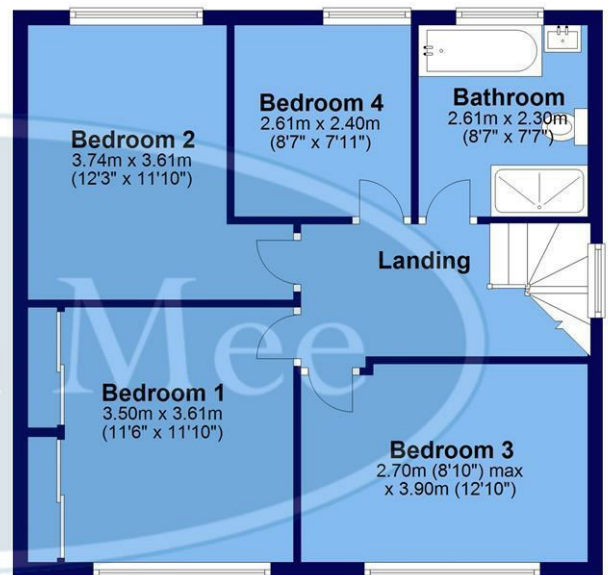
Ground Floor

Approx. 64.0 sq. metres (688.6 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.8 sq. feet)



Total area: approx. 119.7 sq. metres (1288.4 sq. feet)

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Hillsborough
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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