



Oldfield Road Stannington Sheffield S6 6EA
Offers Around £400,000

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Situated on this admirable plot in the heart of Stanington Village is this three bedroom, detached property which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a carport and garage, uPVC double glazing and gas central heating. In brief, the well proportioned living accommodation briefly comprises: front door which opens into the spacious entrance hall with access into the kitchen. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated double electric oven along-with housing and plumbing for a washing machine and tumble dryer. Side entrance door. A door then opens into the dining room/second sitting room which has sliding patio doors opening onto the rear garden. Double doors open into the lounge which has a lovely bay window allowing lots of natural light, while the focal point of the room is the feature fireplace. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The good size master bedroom to the front again has the lovely bay window and benefits from fitted wardrobes. Bedroom two is a good size double and overlooks the garden. Bedroom three is front facing. The spacious bathroom comes with a four piece suite including bath, WC, bidet and wash basin.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- THREE BEDROOMS
- SPACIOUS BATHROOM
- LOVELY REAR GARDEN
- DRIVEWAY, CARPORT AND GARAGE
- EXCELLENT LOCATION
- AMENITIES CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

To the front is a driveway providing off-road parking, this leads to the car port and the garage. To the rear is a good size garden which includes a lawn and patio with an abundance of tree, plants and shrubs.

LOCATION

Stannington Village has excellent local amenities, and easy access into Sheffield. The Peak District is also within easy reach. Stannington Park is close-by, with plenty of green open space, a bowling green, and a café within the park. There are local pubs close-by. Sheffield City Centre is just four miles from Stannington, where you will find a wealth of shops, and attractions like The Crucible Theatre, cinemas, live music venues, and much more. The edge of the Peak District is only minutes away, where hundreds of miles of hiking routes, charming historic towns and famous scenery awaits. Visit pretty rural towns like Edale, Castleton and Hope Valley, or natural attractions such as Kinder Scout nature reserve, Jacob's Ladder, Ladybower Reservoir, and the Blue John Cavern.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

Chris Spooner

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.

Saxton Mee



Main area: Approx. 109.3 sq. metres (1176.0 sq. feet)
Plus garages, approx. 12.9 sq. metres (138.5 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



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

Current: 64, Potential: 82

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			EU Directive 2002/91/EC

Current: 57, Potential: 78