

Saxton Mee



Oldfield Road Stannington Sheffield S6 6DU
Guide Price £375,000



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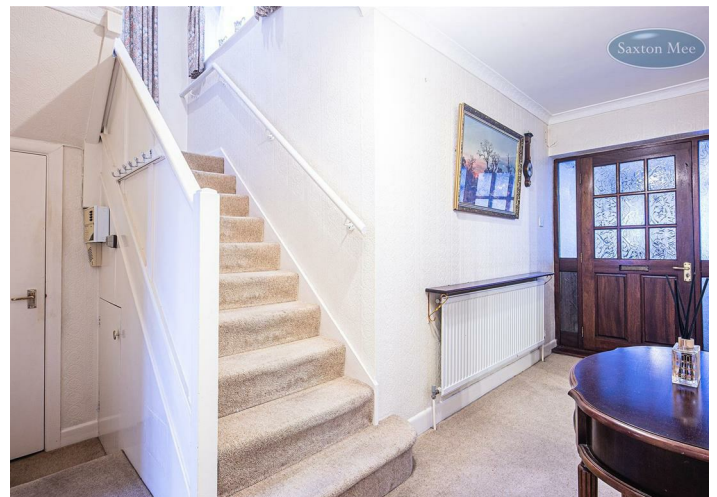
Sheffield S6 6DU

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****RE-ADVERTISED DUE TO BACK WORD**GUIDE PRICE £375,000-£385,000 ** NO CHAIN ** SOUTH FACING REAR GARDEN ** Enjoying a lovely rear outlook and situated on this admirable plot is this three bedroom detached property which enjoys a lovely south facing rear garden and benefits from a driveway providing off-road parking, integral garage, double glazed windows and gas central heating. The property requires a scheme of modernisation and is ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises: extended porch with access into the entrance hall with a downstairs WC and an under stair storage cupboard. Access into the lounge/dining room and the kitchen. The open plan lounge and dining room has a lovely front facing bay window allowing lots of natural light, while the focal point of the room is the fireplace. Sliding doors then open into the garden room, perfect for enjoying the views over the rear garden and beyond. 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 appliances include an electric oven, fridge, freezer along-with housing and plumbing for a washing machine. Side entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master bedroom has a large front window and benefits from a row of fitted wardrobes. Double bedroom again benefits from a fitted wardrobes, access in the loft space and enjoys the lovely rear outlook. Bedroom three is a good size single and again enjoys the fabulous rear outlook. The bathroom comes with a three piece suite including bath with overhead, WC and wash basin.**

- EARLY VIEWING ADVISED
- STUNNING REAR OUTLOOK
- SOUTH FACING REAR GARDEN
- DRIVEWAY & INTEGRAL GARAGE
- THREE BEDROOMS
- OPEN PLAN LOUNGE & DINING ROOM
- GARDEN ROOM & DOWNSTAIRS WC
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES





OUTSIDE

A driveway leads to the integral garage with an up and over door and benefit from electric and lighting. Access down the side of the property which leads to the south facing rear garden which is mostly laid to lawn and includes a patio and garden shed.

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 Leasehold with a term of 800 years running from the 29th September 1958. Ground is £16.00 per annum. The property is currently Council Band D.

VALUER

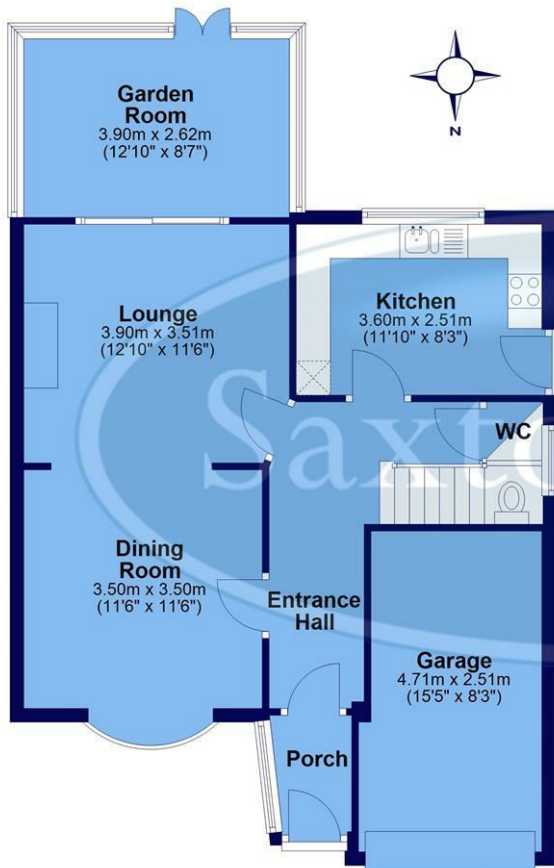
Greg Ashmore MNAEA

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.

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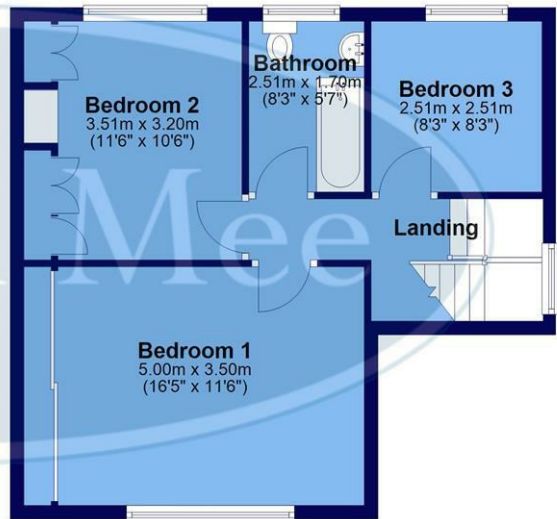
Ground Floor

Approx. 72.8 sq. metres (783.7 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 119.8 sq. metres (1289.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) 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	66	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-34) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		