



Millwood View Stannington Sheffield S6 6FG  
Guide Price £440,000

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Sheffield S6 6FG

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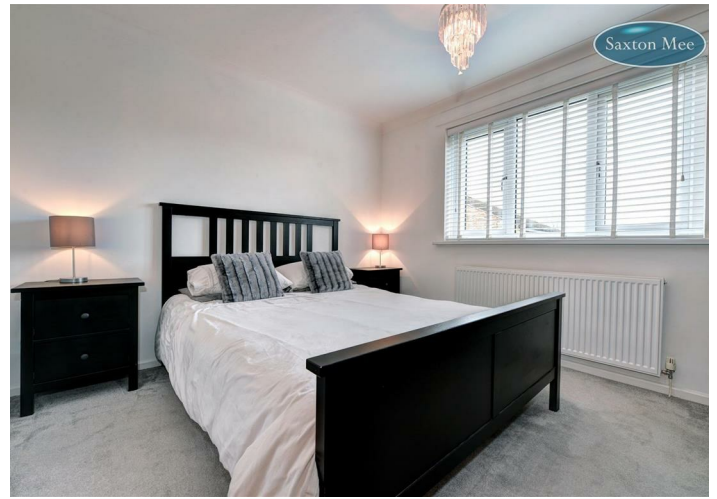
GUIDE PRICE £440,000-£460,000 Located in this quiet cul-de-sac position on this extremely popular development, just off Acorn Drive is this beautifully presented, four bedroom detached property which enjoys a lovely landscaped rear garden and benefits from a driveway providing off-road parking along-with a garage, internal oak doors, uPVC double glazing, a new boiler and gas central heating. The property is surrounded by beautiful countryside yet conveniently located close to excellent amenities including local shops, well regarded local schools, and public transport. In brief, the spacious living accommodation comprises: side door which opens into the entrance hall with a downstairs WC and useful under stair storage. Access into both the kitchen/diner and the lounge. The kitchen has a modern range of wall, base and drawer units with a complementary solid wood worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge, freezer and dishwasher. Ample space for a dining table and chairs. The lounge has access to both a study and the garden room. The garden room is bright and airy and has uPVC French doors which open onto the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms and the bathroom. The master to the rear has a row of fitted wardrobes. Double bedroom two is front facing. Bedrooms three and four are good size singles. The bathroom has been remodelled and comes with a four piece suite including bath, shower cubicle, WC and wash basin set in a vanity unit.

- IDEAL FAMILY HOME
- FOUR BEDROOMS
- KITCHEN/DINER, LOUNGE, GARDEN ROOM & STUDY
- DOWNSTAIRS WC
- FOUR PIECE SUITE BATHROOM
- EASILY MAINTAINED GARDEN
- CLOSE TO COUNTRYSIDE
- GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION

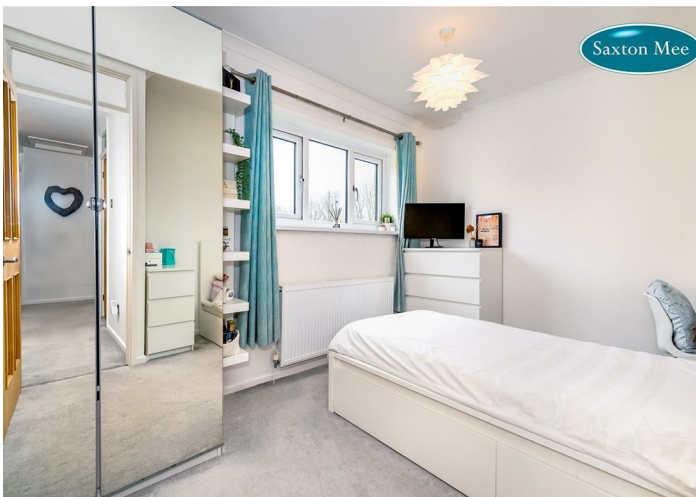




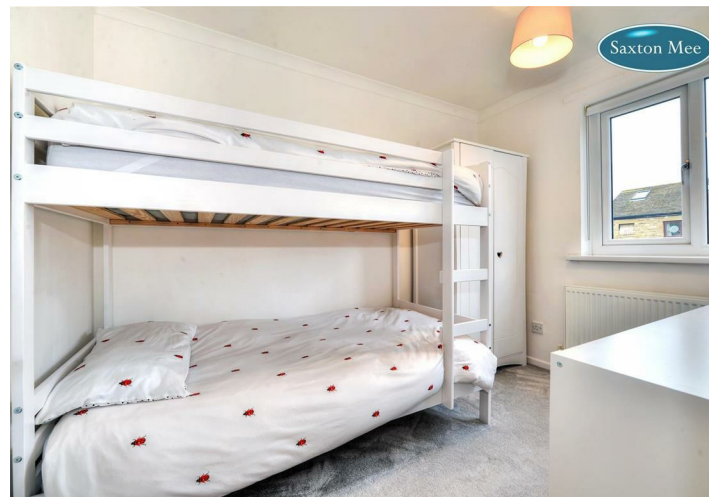
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#### OUTSIDE

Front lawn garden with a driveway to the side which leads to the garage with both front and rear doors. The fully enclosed rear garden is easily maintained with a lawn and patio.

#### LOCATION

Located in this extremely popular development, just off Acorn Drive. Excellent local shops within the village including two supermarkets, hardware shop, etc. Local park. Superb catchment for good local infant, junior and secondary schools. Easy access to motorway. Sheffield city centre is approximately 5 miles.

#### MATERIAL INFORMATION

Tenure to be confirmed.

The property is Council Tax Band D.

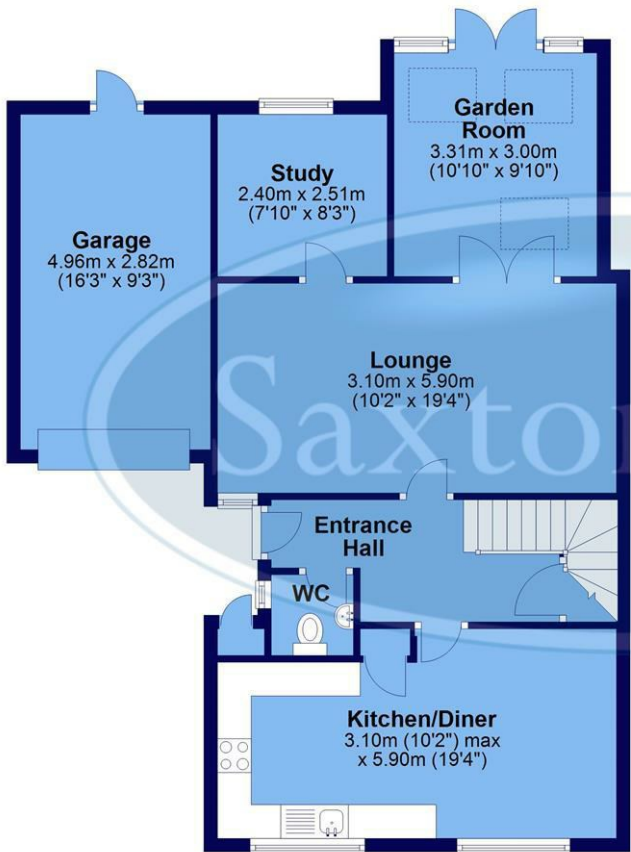
#### VALUER

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.

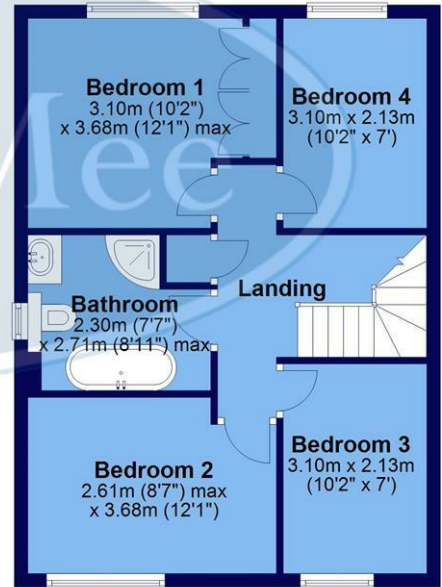
## Ground Floor

Approx. 78.2 sq. metres (841.2 sq. feet)



## First Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 126.7 sq. metres (1363.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
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		71	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		66	78
		EU Directive 2002/91/EC	