



High Matlock Avenue Stannington Sheffield S6 6FZ
Offers Around £250,000

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**** NO CHAIN ** SOUTH-WEST FACING REAR GARDEN ** FREEHOLD **** Situated on this sought after residential road is the three bedroom end terrace which enjoys a landscaped, south-west facing garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating throughout. High Matlock Avenue is a peaceful road tucked away from all the hustle and bustle of the city. Yet there still plenty of local amenities, key roads, and schools thanks to its proximity to Hillsborough. As well as this, there is plenty of surrounding greenspace and the Peak District is a short drive away, making this perfect for nature lovers and family days. The property has been neutrally decorated throughout and briefly comprises front door which opens into a useful utility room with shelving, ample space for coats and shoes and a cupboard. An open doorway then leads into the kitchen which 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 a double oven, dishwasher, washing machine, fridge and freezer. A door then opens into the dining room which has an under stair storage cupboard. Access into the lounge with a front facing window allowing natural light. From the dining room, a staircase rises to the first floor which has an entrance door which opens onto the rear garden, steps lead down a landing with access into the three bedrooms and the family bathroom. Bedroom two comes with a built-in cabin style bed. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- NO CHAIN
- SOUTH-WEST FACING REAR GARDEN & DRIVEWAY
- THREE BEDROOMS
- LOUNGE, DINING ROOM, KITCHEN & UTILITY
- SOUGHT AFTER LOCATION
- AMENITIES CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE
- WELL REGARDED LOCAL SCHOOLS





OUTSIDE

To the front is a lawn with a driveway to the side providing off-road parking. Access down the side of the property leads to the fully enclosed, south-west facing, landscaped garden which has an artificial lawn, steps then lead to a wooden decked terrace.

LOCATION

Situated in the ever popular district of Stannington, on the outskirts of Sheffield, High Matlock Avenue offers good local shops within the village itself including a supermarket, post office, and local pubs with easy access to local countryside close by.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

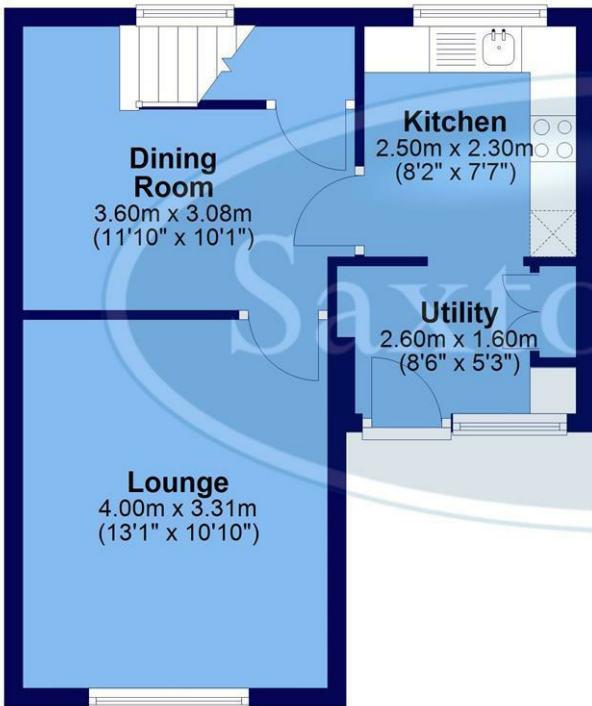
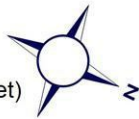
VALUER

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.

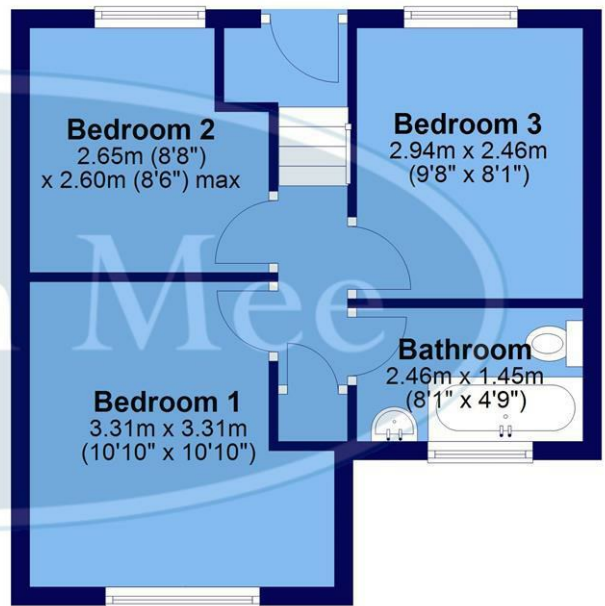
Ground Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



Total area: approx. 67.3 sq. metres (724.0 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(59-50)	C		
(35-49)	D		
(19-54)	E		
(11-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	67