

Saxton Mee



Webbs Avenue Stannington Sheffield S6 6AU
Price Guide £575,000



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GUIDE £575,000-£600,000 ** WEST FACING REAR GARDEN ** Viewing is essential to appreciate this five bedroom, four bathroom detached property located on Webbs Avenue in a cul-de-sac position in this charming area of Stanington. Situated on an admirable plot enjoying a fabulous west facing garden, this lovely family home has the added benefit of a driveway providing off-road parking, a detached garage, internal oak doors, uPVC double glazing and gas central heating. Tastefully decorated through the spacious and well presented living accommodation briefly comprises French doors which open into the entrance hall with access into the lounge, kitchen, snug, bedroom five/second sitting room and a bathroom. The lounge has a large front window allowing lots of natural light and two feature decorated walls. The hub of the house is the open plan kitchen and dining room, this fantastic space has bi-fold doors opening onto the garden and electric underfloor heating. The kitchen has a range of fitted cupboard with two tone-coloured doors along with contrasting work tops which incorporate the sink and drainer. There is space for a five ring Range style cooker, an American style fridge freezer along with housing and plumbing for a washing machine and tumble dryer. The two further reception rooms could be used for a variety of options with the one currently used as a snug having French doors to the rear garden and one a bedroom. The bathroom has a three piece suite including bath, WC and wash basin. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft which also houses the modern gas boiler and the four bedrooms. The master bedroom has an en suite bathroom which incorporates a free standing bath, separate shower enclosure, WC, wash basin with vanity unit and a heated towel rail. Two further double bedrooms each have en suite shower rooms. Bedroom four is a large single.

- EARLY VIEWING ADVISED
- FABULOUS FAMILY HOME
- FIVE BEDROOMS & FOUR BATHROOMS
- WEST FACING REAR GARDEN, DRIVEWAY & DETACHED GARAGE
- STUNNING OPEN PLAN KITCHEN & DINING ROOM
- SOUGHT AFTER LOCATION WITH AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

To the front of the property is a block paved driveway providing parking for two to three cars. There is potential to increase. The single detached garage has a workshop at the rear. The fully enclosed rear garden is mainly laid to lawn with well established planted beds and two decked patio areas.

LOCATION

The property is located in the popular residential area of Stannington having local amenities close by including Co-op Supermarket, medical centre and post office. Beautiful country walks in the Rivelin Valley. Regular public transport links and good local schools. Easy access to Sheffield City Centre.

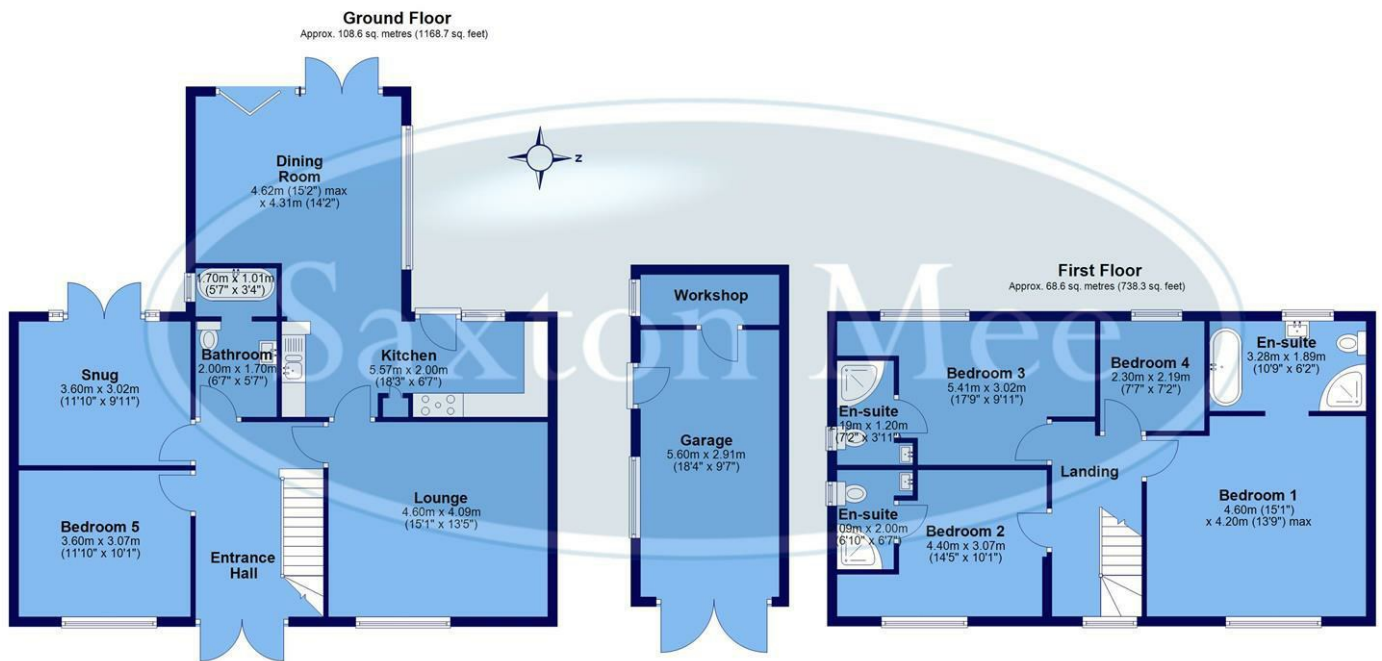
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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.



Total area: approx. 177.2 sq. metres (1907.0 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			
(81-61) B			
(55-80) C			
(35-54) D			
(21-34) E			
(11-20) F			
Not energy efficient - higher running costs			
		73	83
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		68	79
England & Wales	EU Directive 2002/91/EC		