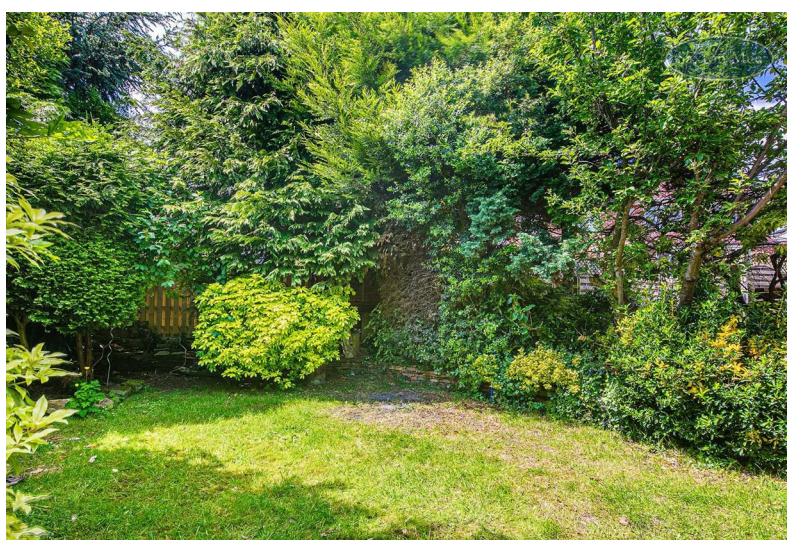
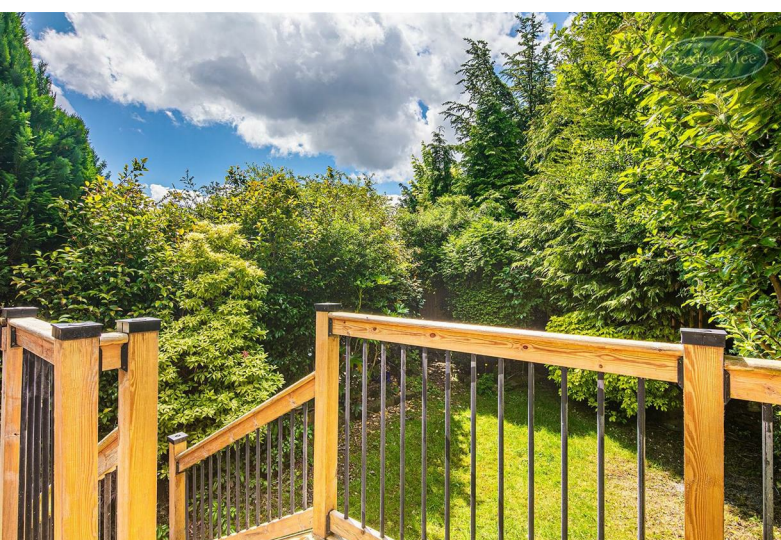


Saxton Mee



Church Street Stannington Sheffield S6 6DB
Offers Around £300,000



Church Street

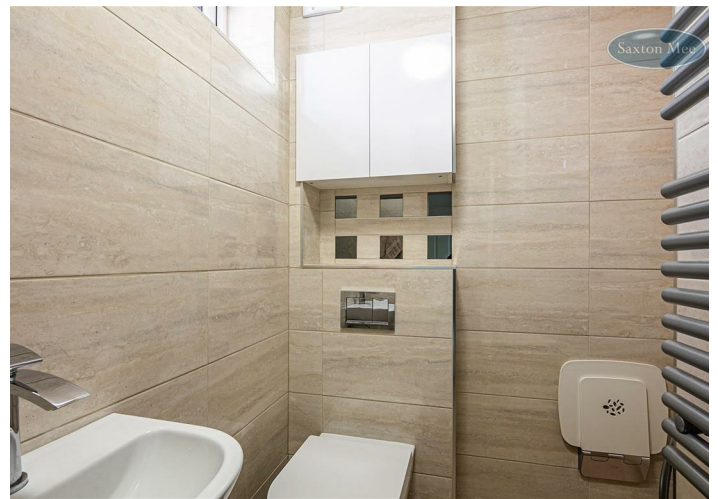
Sheffield S6 6DB

Offers Around £300,000

****NO ONWARD CHAIN**SOUGHT AFTER LOCATION**** This delightful three bedroom semi-detached family home which is located within the sought after suburb of Stannington, is on the open market for the first time since being built circa 1957. Available with no onward chain, the property has been lovingly maintained, and benefits from a contemporary fitted kitchen, a modern wet room style shower room, and has been extended on the ground floor. Briefly the accommodation comprises a bay windowed living room to the front aspect which has ceiling coving, a dining room to the rear aspect that has an electric fire and French doors which open to a garden room, a downstairs wet room which has a WC, and wash hand basin, an extended galley kitchen that has a range of integrated appliances, and a separate utility room. On the first floor there is a double bedroom to the front aspect that has fitted wardrobes, a second double bedroom to the rear aspect which also has fitted wardrobes and a wash hand basin, a single bedroom that is currently set up as a study, and a family bathroom.

- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- TWO BATH/SHOWER ROOMS
- EXTENDED ON THE GROUND FLOOR
- OFF ROAD PARKING
- ENCLOSED PRIVATE GARDEN
- POTENTIAL TO IMPROVE
- CLOSE TO AMENITIES





OUTSIDE

To the front of the property is a small front garden that has a variety of mature plants, along with a block paved driveway providing off road parking. At the rear is a secluded west facing garden which enjoys a lawn area, a variety of well established plants/trees, and a raised decked patio which has contemporary lighting. There is also a timber shed and access under the house via a secure door.

LOCATION

Stannington Village has excellent local amenities, including a GP Doctors surgery, Co-op, Fruit & Veg shop, and a pharmacy. The property falls within the catchment area for the outstanding Stannington Infant school and Nook Lane Junior school. Stannington Park is close-by, with plenty of green open space, a bowling green, and a café within the park. There are several 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 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

Freehold - The council tax band is currently band C. (£2,021)

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. 100.7 sq. metres (1083.4 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

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 462 Manchester Road, Sheffield S36 2DU

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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			

82

62

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			