

Saxton Mee



Acorn Hill Stannington Sheffield S6 6AW
Price Guide £450,000

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Sheffield S6 6AW

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GUIDE PRICE £450,000-£475,000 ** FREEHOLD ** NO CHAIN ** Viewing is essential to appreciate the accommodation on offer of this three bedroom detached bungalow which is on the market for the first time in over 40 years. Situated on this admirable plot, the property enjoys lovely gardens and benefits from ample off-road parking, a large double garage with inspection pit, double glazed windows, a modern boiler (replaced in 2023) and gas central heating. Situated in this quiet location in the heart of Stannington with amenities, public transport, well regarded schools and easy access to Sheffield City Centre. In brief, the living accommodation comprises entrance door which opens into the kitchen by Karl Benz which has a range of wall, base and drawer units with a contrasting quartz work top which incorporates the sink, drainer and the Bora induction hob with downdraft extractor. Integrated appliances include an electric oven, microwave oven, fridge/freezer and dishwasher. There is electric underfloor heating which continues through a large opening into the dining area with patio doors. The focal point of the room is the feature fireplace. There is then access to the lounge and a utility room. The lounge has a patio door which opens onto the garden. The utility has a range of units with a complementary work surface which incorporates the sink and drainer, along with housing and plumbing for a washing machine and tumble dryer as well as a separate WC and entrance door. From the dining room, a door opens into a hallway with access into the three bedrooms and the shower room. The master has dual aspect windows allowing natural light and has space for furniture. Bedroom two has French doors opening onto the rear garden. Single bedroom three. There shower room comes with a double shower cubicle, WC, wash basin and bidet.

- VIEWING IS A MUST!
- THREE BEDROOM DETACHED BUNGALOW
- AMPLE OFF ROAD PARKING & LARGE DOUBLE GARAGE
- MANICURED GARDENS
- KITCHEN, DINING ROOM & LOUNGE
- SOUGHT AFTER LOCATION
- AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS & EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

There is generous off-road parking which in turn leads to the large double garage with inspection pit. The garden comes with well manicured gardens and several fruit trees.

LOCATION

Situated in this prime location with good local shops within the village itself including supermarkets, post office pubs etc. Countryside close by, good catchment for schools and easy access of Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently 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.

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Ground Floor
Main area: approx. 94.3 sq. metres (1015.2 sq. feet)
Plus garages: approx. 35.2 sq. metres (378.9 sq. feet)



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All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanItUp.

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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 | EU Directive 2002/91/EC | 64 | 82 |

| 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 | EU Directive 2002/91/EC | 58 | 78 |