



**Furness Close Stannington Sheffield S6 6AX**  
**Offers In The Region Of £250,000**

# Furness Close

Sheffield S6 6AX

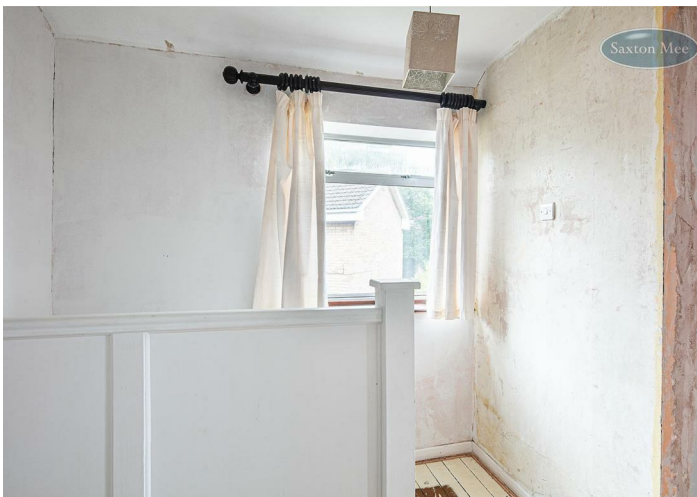
Offers In The Region Of £250,000

GUIDE PRICE £250,000-£260,000 \*\* FREEHOLD \*\* CHAIN FREE \*\* IN NEED OF MODERNISATION

\*\* Located on a good size corner plot, with scope to extend subject to planning is this three bedroom detached property situated on this quiet cul-de-sac in this superb location in the heart of Stanington Village, with open countryside just a stones throw away and lovely walks close by. The property does require some updating but benefits from double glazing, gas central heating and a new four piece suite bathroom. Subject to the necessary planning permission there is room for a driveway and garage to be constructed. In brief, the living accommodation comprises front entrance door and porch which opens into the entrance hall. Access into the open plan lounge/dining room and the kitchen. The generously proportioned lounge and dining room has large windows to both the front and rear allowing lots of natural light. The separate kitchen has a range of units at both wall and base level, sink with mixer tap and tiled splash back, a new boiler and pantry storage, the kitchen overlooks a great multi-level garden adorned with a variety of bushes and shrubs. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, ideal for storage, the three bedrooms and the bathroom. Double bedroom one is to the front of the property and benefits from fitted wardrobes. Double bedroom two over looks the rear garden and again benefits from fitted wardrobes. Single bedroom three. The family bathroom has a new suite comprising shower enclosure, bath with shower attachment and a WC and wash basin set in a combination unit.

- VIEWING IS A MUST!
- THREE BEDROOM DETACHED PROPERTY
- LARGE OPEN PLAN LOUNGE & DINING ROOM
- LOVELY GARDENS
- BRAND NEW FOUR PIECE SUITE BATHROOM
- IN NEED OF SOME UPDATING
- AMENITIES & WELL REGARDED SCHOOLS
- ON THE DOORSTEP OF OPEN COUNTRYSIDE
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- SOUGHT AFTER LOCATION





**OUTSIDE**

Situated on a large corner plot this home is set back from the street with a front garden and path down to the porch, to the rear of the property is a large green garden adorned with a variety of bushes and shrubs.

**LOCATION**

The property is ideally located for excellent amenities in Stannington village including Co-op superstore, well regarded fish and chip shop, independent local hardware store, bakery, hairdressers, chemist and much more. Easy access to open countryside as well as all that Sheffield City Centre has to offer.

**MATERIAL INFORMATION**

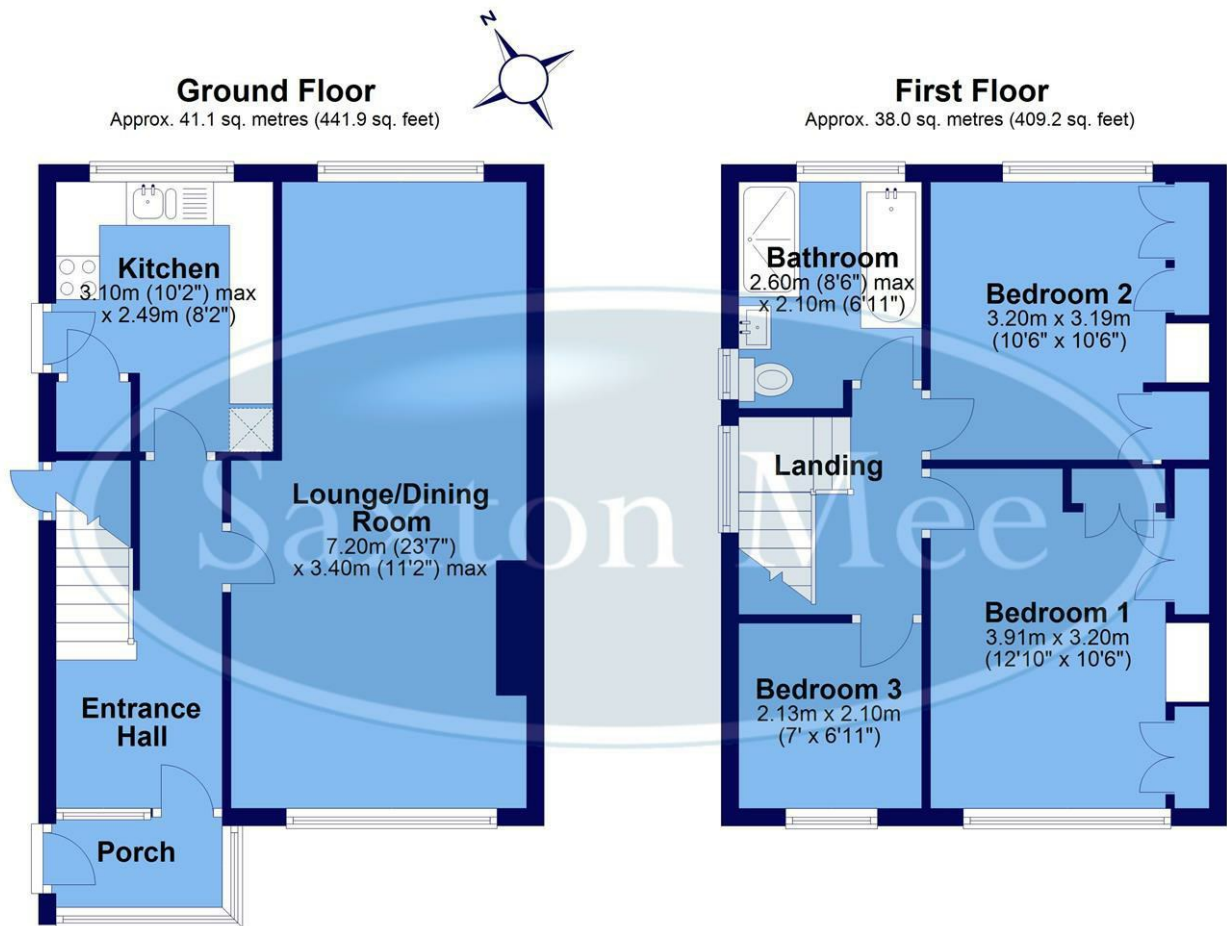
The property is Freehold and currently Council Tax Band C.

Under the Estate Agents Act 1979 we are required to disclose that Vendor of this property is a Director/member of staff at Saxton Mee Crookes Ltd.

**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. 79.1 sq. metres (851.1 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		