

Saxton Mee



Fairbarn Drive Stannington Sheffield S6 5QH
Offers Around £175,000

St Luke's
Sheffield's Hospice

Fairbarn Drive

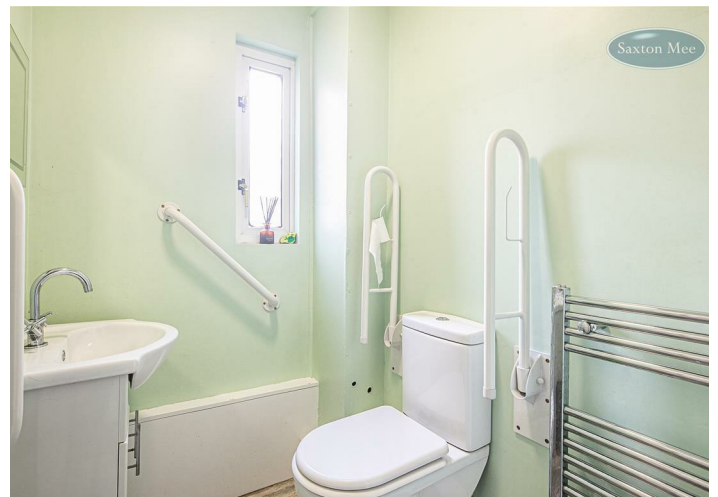
Sheffield S6 5QH

Offers Around £175,000

**** FREEHOLD ** SOUTH FACING GARDEN **** Situated in this popular residential area of Stannington is this three bedroom end terrace which has a south facing rear garden and benefits from double glazing, gas central heating and solar panels. In brief, the living accommodation comprises, front door and porch which opens into the entrance hall. A staircase descends to the ground floor landing with a WC, store and storage cupboard. Access into the kitchen which has a range of contemporary wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring gas hob with extractor above. Integrated appliances include a fridge, freezer, dishwasher, electric oven and microwave oven. A door then opens into the generously proportioned lounge/diner which has French doors opening onto the garden. From the entrance hall, steps descend to the first floor landing with access into the three bedrooms and the wet room. The good size master bedroom overlooks the rear garden. Double bedroom two has fitted wardrobes. Bedroom three is a large single/small double and has a fitted cupboard. The wet room style bathroom has a large walk-in shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE GOOD SIZE BEDROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SPLIT LEVEL LIVING WITH DOWNSTAIRS WC
- SPACIOUS LOUNGE/DINER
- SOUTH FACING REAR GARDEN
- POPULAR RESIDENTIAL AREA
- AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

The south facing rear garden has a paved patio area, lawn area and planted beds.

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 well regarded schools.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

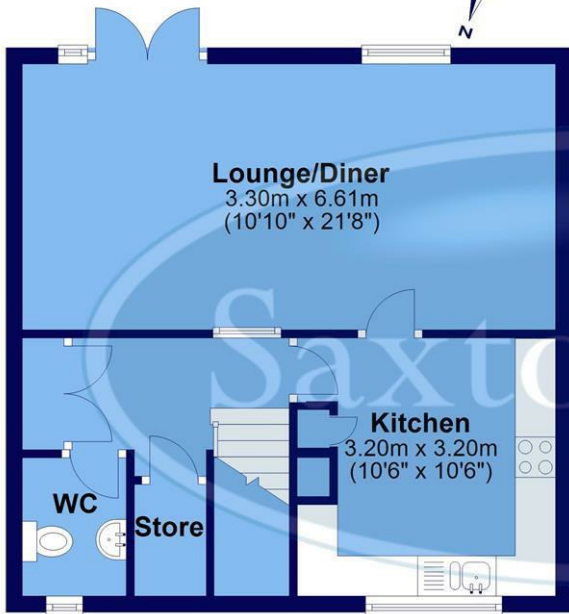
VALUER

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.

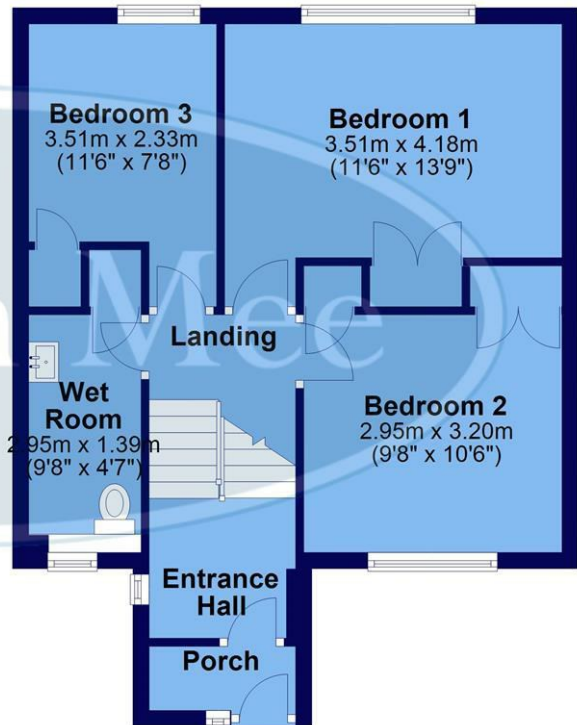
Ground Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 90.6 sq. metres (975.0 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 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	75	79

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	68	72