

# Saxton Mee



**Roscoe Mount Stannington Sheffield S6 5PG**  
**Offers Around £185,000**



# Roscoe Mount

Sheffield S6 5PG

Offers Around £185,000

Situated in this sought after residential area with easy access to local amenities including reputable local schools and excellent public transport links is this three good size bedroom terrace property which enjoys a fully enclosed rear garden and benefits from uPVC double glazing and gas central heating. In brief, the living accommodation briefly comprises, front door which opens into the porch with access into the spacious entrance hall with a downstairs WC and under stair storage cupboard. Access into the through lounge/dining room and the kitchen. The lounge has bay window allowing lots of natural light, there is attractive flooring which continues into the dining area with a door opening to the rear garden. The spacious kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven, fridge freezer and space and plumbing for a washing machine. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The good size master has a large front window and fitted wardrobes and cupboards. Double bedroom two also benefits from a fitted wardrobe and has space for furniture. Bedroom three is to the front of the property enjoying the rural views, it is a large single with room for furniture. The bathroom is tiled, has a corner bath with a overhead shower over, WC and wash basin with vanity unit.

- EARLY VIEWING ADVISED
- THREE GOOD SIZE BEDROOMS
- THROUGH LOUNGE/DINING ROOM
- WELL PROPORTIONED KITCHEN
- PRIVATE REAR GARDEN
- POPULAR LOCATION
- LOCAL AMENITIES
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE
- GOOD LOCAL SCHOOLS





**OUTSIDE**

To the rear is a fully enclosed garden which has a timber shed, paved patio, lawn, electric point and outside tap.

**LOCATION**

The property is ideally located for excellent amenities in Stannington village including a Co-op superstore. Local chemist, doctors/medical centre. A great range of local traditional public houses with eating facilities. Regular public transport links. Reputable local schools. Easy access to Sheffield City Centre and Hillsborough. Fantastic walks minutes away on the Rivelin Valley trails. This is a very popular area for bird watching, hiking, and walking. A 6-minute drive and you can be at the start of the Peak District National Park.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band A.

**VALUER**

Chris Spooner

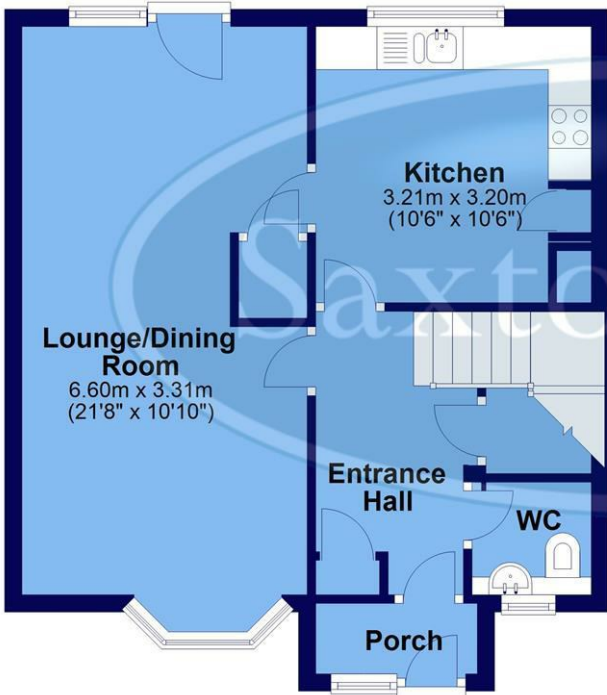
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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.

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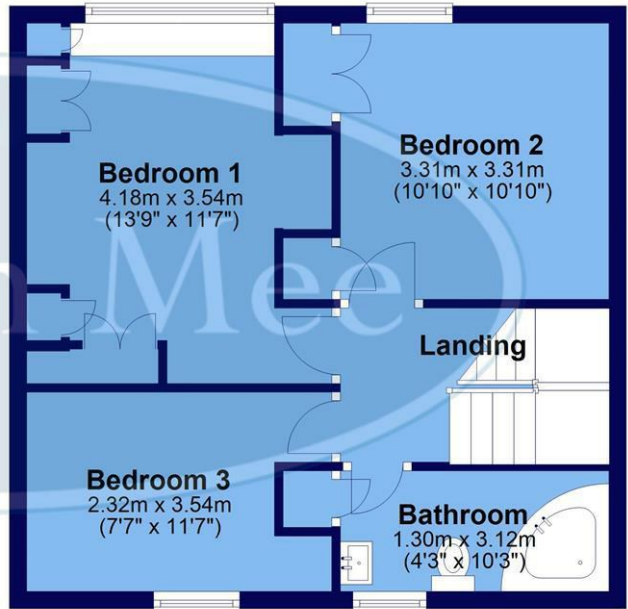
## Ground Floor

Approx. 45.6 sq. metres (490.3 sq. feet)



## First Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 89.9 sq. metres (967.4 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	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-60)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			