

School Lane Stannington Sheffield S6 6DD
Offers Around £280,000

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**** FREEHOLD ** NO CHAIN ** DRIVEWAY & GARAGE **** Situated on this admirable plot in this popular residential area is this three bedroom semi detached property which enjoys a beautiful garden to the front and a low maintenance garden to the rear. The property has been well-kept by the current owner having been in the family for nearly 50 years and benefits from uPVC double glazing and gas central heating. The living accommodation briefly comprises, front porch, perfect for storing shoes and coats which opens into the entrance hall with an under stair cupboard and access into the through lounge dining room and the kitchen. The generously proportioned lounge has a bay window to the front making this a bright and airy space, while the focal point is the electric fire. There is a large opening into the dining room with French doors opening onto the rear, a perfect extension for outside dining. The extended kitchen has a range of wall, base and drawer units with complementary worktops which incorporate the sink, drainer and the four ring hob. Integrated appliances include an electric oven and microwave along with space for a fridge freezer and housing and plumbing for a washing machine and tumble dryer. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master to the front has a bay window enjoying the lovely views over the front garden and benefits from fitted wardrobes. Double bedroom two overlooks the rear and again benefits from fitted wardrobes. Bedroom three is a good size single and has a fitted wardrobe. The bathroom comes with a three piece suite including bath, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY PLOT WITH GARDENS TO THE FRONT & REAR
- DRIVEWAY & GARAGE
- THREE BEDROOMS
- EXTENDED KITCHEN
- THROUGH LOUNGE & DINING ROOM
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTYSIDE





OUTSIDE

There is a beautiful garden to front aspect with abundance of well-established plants and a lawn. A driveway provides off-road parking and this leads to the single detached garage. To the rear is a garden which is paved to provide a low maintenance area.

LOCATION

Stannington Village has excellent local amenities, and easy access into Sheffield. The Peak District is also within easy reach. Stannington Park is close-by, with plenty of green open space, a bowling green, and a café within the park. There are 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 edge of 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

The property is Freehold and currently Council Tax Band C.

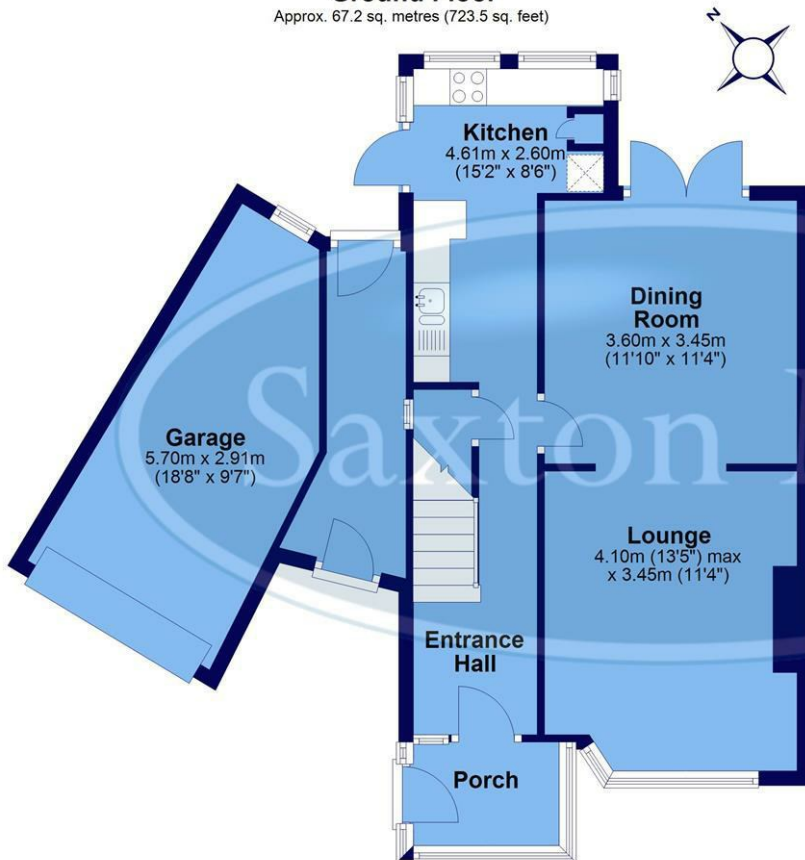
VALUER

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.

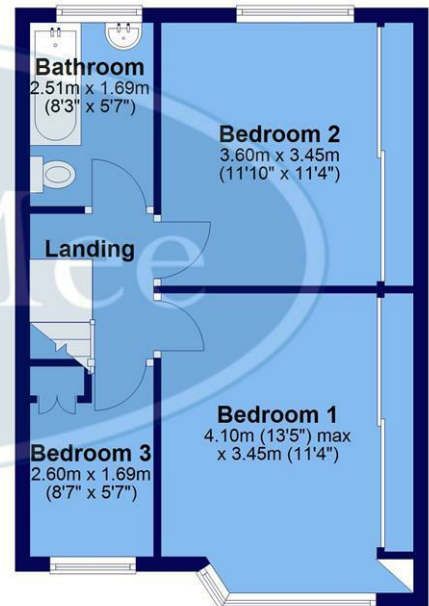
Ground Floor

Approx. 67.2 sq. metres (723.5 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



Total area: approx. 106.8 sq. metres (1150.0 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	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	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		63	80