

Saxton Mee

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Ashurst Drive Stannington Sheffield S6 5LL
Price £350,000



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Completely modernised throughout is this four good size bedroom semi-detached property which enjoys a landscaped garden to the rear and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. Situated in the heart of Stannington, the property is close to local pubs, schools and Stannington Park along with easy access to Sheffield City Centre and open countryside. Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises, front door and porch with a door opening into the entrance hall. Access into the lounge and the reading space. The generously proportioned lounge has dual aspect windows allowing lots of natural light, while the focal point is the cast iron stove. The lovely reading space has sliding doors opening onto the rear garden. There is an opening into the kitchen/diner which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob. Integrated appliances include a double electric oven, dishwasher, fridge and freezer along with a second freezer. There is a lovely dining area with banquet seating. From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms, a utility room and the bathroom. The master is a good size with ample space for furniture. Double bedroom two overlooks the rear garden. Double bedroom three has a front facing aspect and benefits from fitted wardrobes. Bedroom four is currently used as an office. The utility room has a space and plumbing for a washing machine and tumble dryer. The bathroom comes with a modern four piece suite including shower enclosure, freestanding bath, WC and wash basin with vanity unit.

- VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER
- LOVELY FAMILY HOME
- FOUR GOOD SIZE BEDROOMS
- FANTASTIC KITCHEN WITH BANQUET DINING AREA
- FOUR PIECE SUITE BATHROOM
- LANDSCAPED REAR GARDEN
- SUPERB LOCATION IN THE HEART OF STANNINGTON
- AMENITIES, SCHOOLS, PUBLIC TRANSPORT LINKS & EASY ACCESS TO SHEFFIELD CITY CENTRE





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OUTSIDE

To the front is a driveway providing off-road parking along with easily maintained gravelled areas. To the rear is a fully enclosed south-west facing garden. The garden is fully landscaped including an artificial lawn and two decked seating areas.

LOCATION

Ashurst Road is a popular road in the heart of Stannington Village close to local pubs, schools and Stannington Park. Offering a range of superb local amenities, the property lies within reach of several highly regarded schools for all ages. Excellent transport links including key bus routes into the city centre and neighbouring towns. You are a short distance from the Peak National Park. There are several green spaces to explore on the doorstep, including the Loxley and Rivelin Valleys.

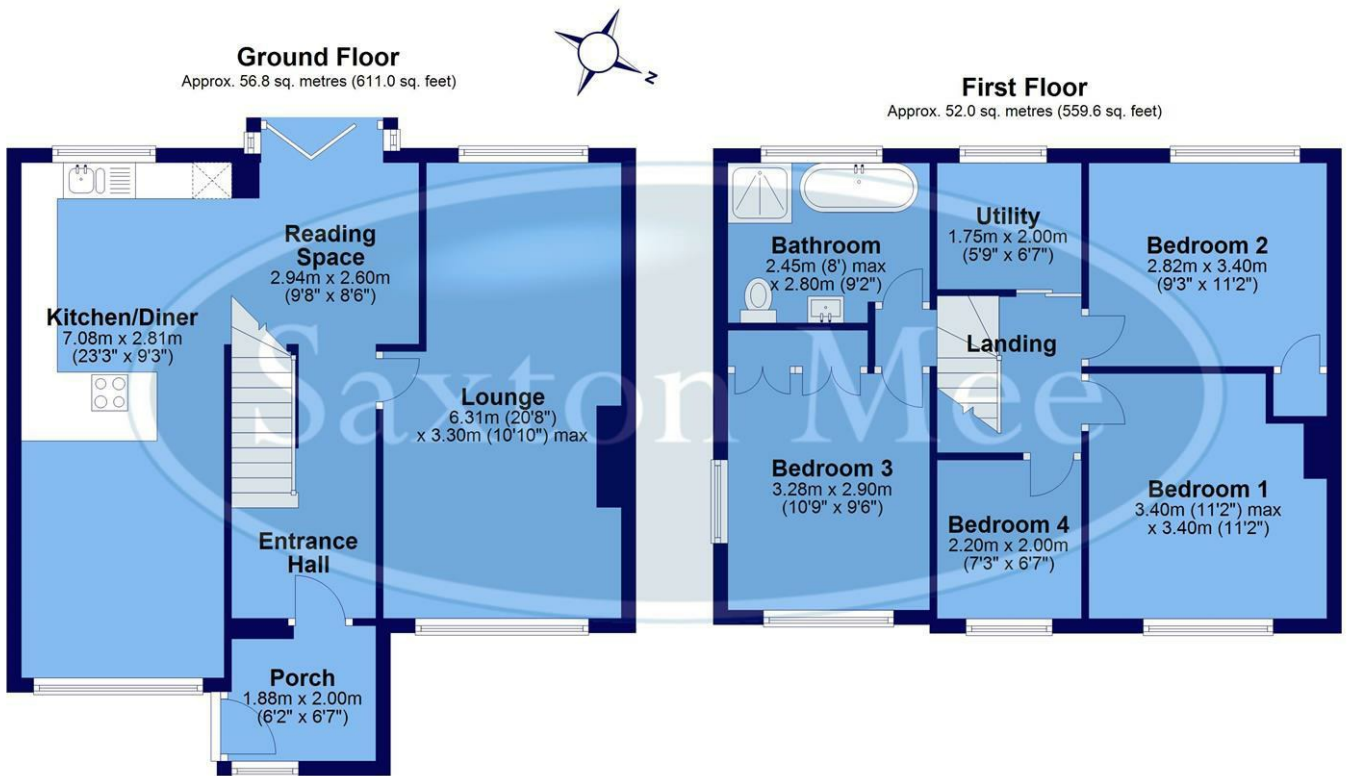
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from 25th March 1960. The property is currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA

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. 108.8 sq. metres (1170.6 sq. feet)

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

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Hillsborough
Stocksbridge

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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	

Current: 70 | Potential: 83

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	

Current: 65 | Potential: 80