

Roscoe Mount Stannington Sheffield S6 5PG  
Offers Around £150,000

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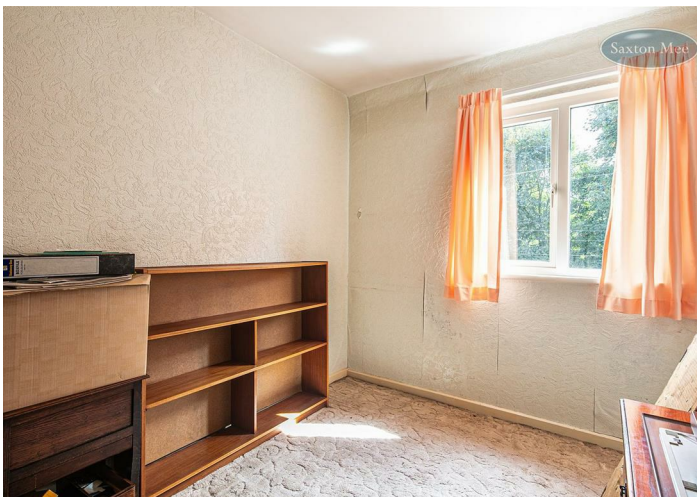
**\*\* NO CHAIN \*\*** Benefiting from a south facing rear garden is this three bedroom terrace which is situated in this sought after residential area with easy access to local amenities including reputable local schools and excellent public transport links. The property has been well-kept by the current owner but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. The property has gas central heating with a new boiler installed in 2023.

In brief, the living accommodation comprises, front door and porch which opens into the entrance hall with a staircase descending to the ground floor hallway which has a utility, a good size storage cupboard and access into the lounge and the kitchen/diner. The kitchen/diner has a range of wall, base and drawer units. The complementary worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and microwave along with space for a fridge freezer and housing and plumbing for a dishwasher. The generously proportioned lounge has a fitted cupboard, electric fire and patio doors opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master is an excellent double which has a fitted wardrobe. Double bedroom two is to the front of the property and has a fitted wardrobe. Bedroom three is a large single and also has a fitted wardrobe. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- EXCELLENT OPPORTUNITY - IN NEED OF SOME MODERNISATION
- THREE GOOD SIZE BEDROOMS
- GOOD SIZE KITCHEN & GENEROUSLY PROPORTIONED LOUNGE
- SOUTH FACING REAR GARDEN
- LOCAL AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE





**OUTSIDE**

To the rear is a south facing garden which has an outdoor tap, a greenhouse, and a shed and paved patio

**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**

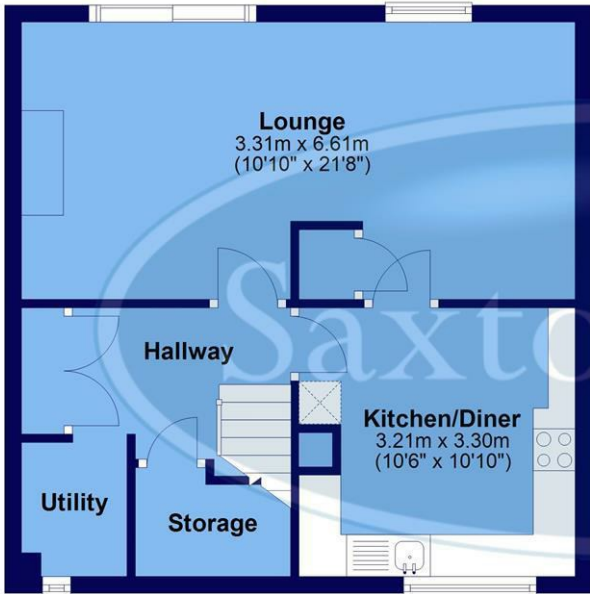
The property is Freehold and currently Council Tax Band A.

**VALUER**

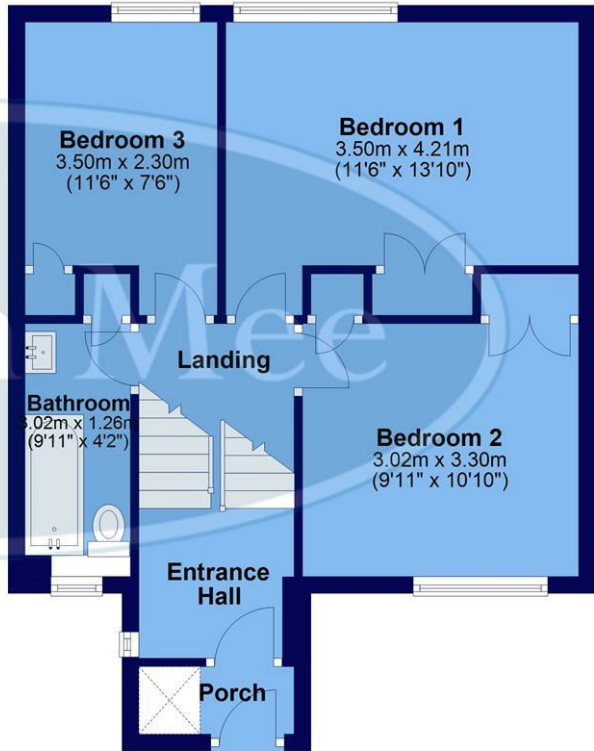
Chris Spooner

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.

**Ground Floor**  
Approx. 43.7 sq. metres (470.9 sq. feet)



**First Floor**  
Approx. 47.2 sq. metres (508.4 sq. feet)



Total area: approx. 91.0 sq. metres (979.2 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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

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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	62	
(55-54)	E		
(41-38)	F		
(1-2)	G		
Not energy efficient - higher running costs			
England & Wales			76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-50)	C		
(35-34)	D		
(21-20)	E		
(1-2)	F		
(1-2)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			73