



Stannington Road Stannington Sheffield S6 6AF
Guide Price £350,000

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GUIDE PRICE £350,000-£375,000 ** SOUTH FACING REAR GARDEN ** FREEHOLD ** NO CHAIN ** Fully renovated throughout to a high standard is this effectively extended, three double bedroom, two bathroom semi detached property which enjoys a south facing garden and benefits from a driveway providing off-parking, uPVC double glazing and gas central heating. The refit includes a new kitchen, bathroom and en suite, a rewire, new plumbing and radiators, new flooring, doors and windows, a landscaped garden and driveway.

Neutrally decorated throughout, the accommodation spans three levels and briefly comprises, front composite door which opens into the porch/utility which leads into the entrance hall with a downstairs WC and large under stair storage cupboard. Access into the fabulous, open plan kitchen, dining room and lounge. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge, freezer and dishwasher. The kitchen flows into the dining room which in turn flows into the extended lounge. This bright and airy space has two Velux windows and a sliding patio door, which opens onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into two double bedrooms and the bathroom. The bathroom comes with a four piece suite including bath, shower enclosure, WC and wash basin. A further staircase rises to the second floor and the master bedroom which has a large dormer window, eaves storage and comes with the added advantage of an en suite shower room.

- EARLY VIEWING ADVISED
- STUNNING FAMILY HOME MODERNISED THROUGHOUT TO A HIGH STANDARD
- THREE DOUBLE BEDROOMS, THE MASTER WITH EN SUITE
- FOUR PIECE SUITE BATHROOM
- SOUTH FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR 2/3 CARS
- FANTASTIC REAR OUTLOOK
- SOUGHT AFTER RESIDENTIAL AREA





OUTSIDE

To the front is a driveway providing off-road parking for 2/3 cars. Access down the side of the property leads to the south facing rear garden which has numerous block paved patios and a lawn.

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.

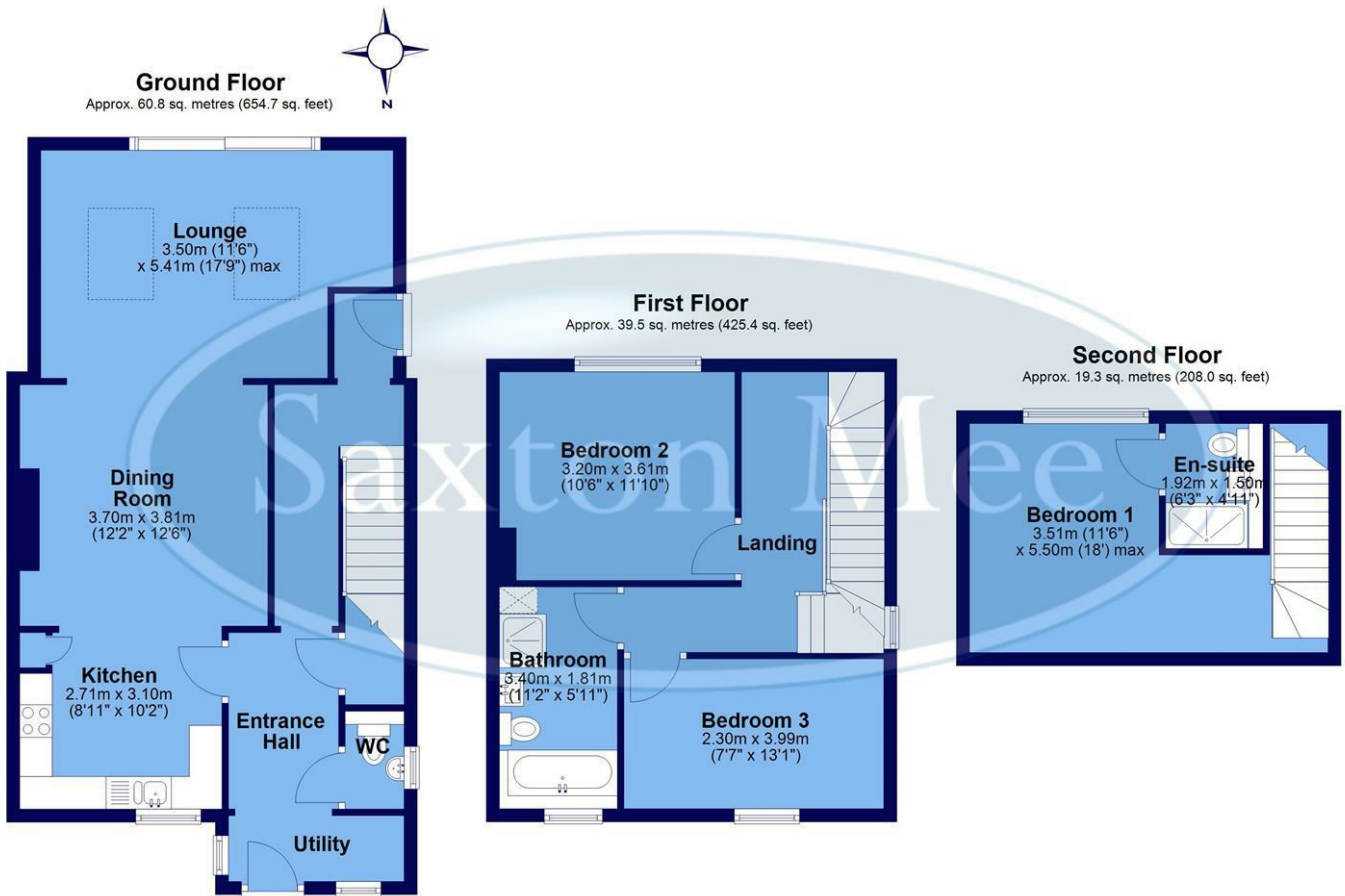
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

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. 119.7 sq. metres (1288.1 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		
(75-65)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		69	78