

Saxton Mee



Myers Grove Lane Stannington Sheffield S6 5LA
Price Guide £300,000



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GUIDE PRICE £300,000-£315,000 ** FREEHOLD ** Situated on this fabulous sized plot is this deceptively spacious, three bedroom semi detached property which enjoys gardens to the front and rear and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The property is located in this popular residential area of Stanington within easy reach of amenities, schools and transport links along with easy access to Sheffield City Centre and open countryside.

Neutrally decorated throughout, the well presented living accommodation briefly comprises a front porch which leads into the entrance hall and access into the open plan living space. The lounge to the front has a bay window allowing natural light, built-in alcove storage and electric fire. A large opening leads into the dining space which in turn opens to a home office which has built-in furniture and access to an understairs cupboard. The separate kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the electric hob with extractor above. Integrated appliances include a double electric oven and fridge freezer along with space for a washing machine.

From the entrance hall, a staircase rises to the first floor landing which has a useful fitted cupboard and access to a large fully boarded loft which provides superb storage. There are three bedrooms and a shower room. The master is a good size double with a bay window, fitted wardrobes and matching bedroom furniture. Double bedroom two is to the rear and also has fitted wardrobes and views over the garden. Bedroom three is a good sized single with free standing double wardrobe and drawers. The contemporary shower room is fully tiled, has a large walk-in shower and a towel rail.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- THREE BEDROOM SEMI WITH LARGE BOARDED LOFT
- GARDENS TO THE FRONT & REAR
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- GREAT LOCATION WITH EASY ACCESS TO AMENITIES & SCHOOLS





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OUTSIDE

To the front is a driveway providing off-road parking for two/three cars along with a lawn area. To the rear of the property is a paved patio, artificial lawn and a well established palm tree. There is pedestrian access onto Webbs Avenue.

LOCATION

The property is ideally located for excellent amenities in Stannington including a Co-op superstore, local chemist and 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 birding, hiking, and walking. A short 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 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.



Total area: approx. 116.2 sq. metres (1251.1 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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