

Saxton Mee

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Wood Lane Stannington Sheffield S6 5HJ
Offers Around £165,000



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Sheffield S6 5HJ

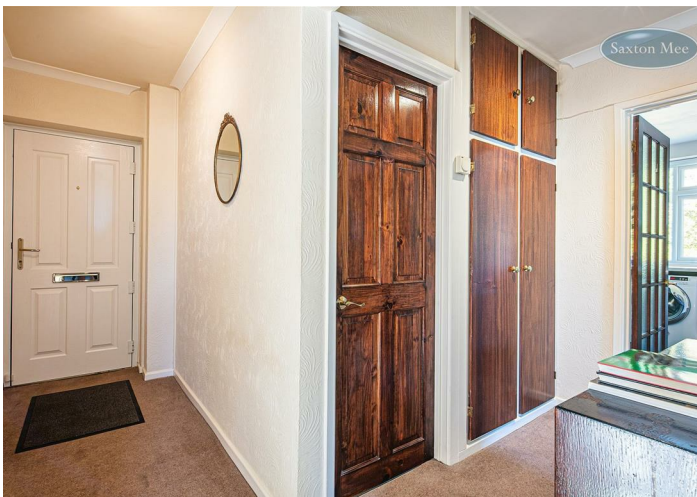
Offers Around £165,000

**** NO CHAIN ** GROUND FLOOR APARTMENT **** Benefiting from a private garage is this two double bedroom, ground floor apartment which is set in large communal gardens and has uPVC double glazing and gas central heating. The property is ideally located for amenities, regular public transport links to the City and well regarded local schools for pupils of all ages.

In brief, the living accommodation comprises, a private door opens into the entrance hall which has a useful fitted cupboard and access into the lounge, kitchen, two bedrooms and a shower room. The good sized lounge has dual aspect windows allowing lots of natural light to flow into the room, while the focal point is the feature fireplace with an electric fire. The kitchen has a range of fitted units. The generous worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with space for an under-counter fridge and freezer as well as housing and plumbing for a washing machine. The master bedroom has fitted wardrobes and matching bedside tables. Bedroom two also has fitted wardrobes and a window which overlooks the garden. The shower room is partially tiled and has a white suite with corner shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO BEDROOM, GROUND FLOOR APARTMENT
- GOOD SIZED LOUNGE & KITCHEN
- SHOWER ROOM
- PRIVATE GARAGE
- WELL-KEPT COMMUNAL GARDENS
- SOUGHT AFTER LOCATION
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

There are communal lawned gardens. The property benefits from a single garage with up and over door and space in the front.

LOCATION

The property is ideally located for excellent amenities in Stannington including Co-op superstore, well regarded fish and chip shop, independent local hardware store, bakery, hairdressers, chemist and much more. Regular public transport links to the City. Well regarded local schools for pupils of all ages.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1975. The property is currently Council Tax Band A.

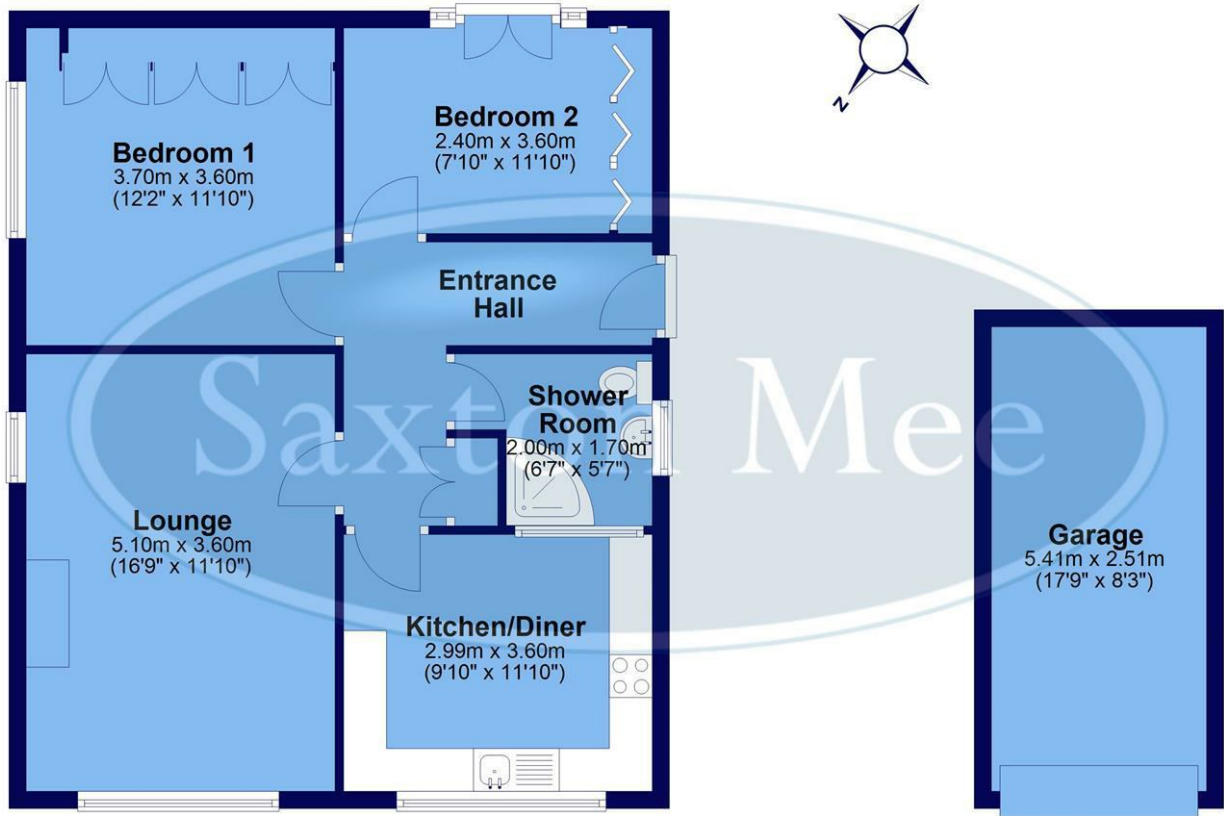
VALUER

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

Main area: approx. 64.9 sq. metres (698.8 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.1 sq. feet)



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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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462 Manchester Road, Sheffield S36 2DU

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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	69	74

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	68	73