



Stannington Road Stannington Sheffield S6 5FS
Offers Around £285,000

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**** CHAIN FREE ** PARKING AND GARAGE TO REAR ** POTENTIAL TO IMPROVE ** LARGER THAN AVERAGE GARDEN **** Occupying a fabulous sized plot with large gardens to the side and rear is this superb three bedroom detached family home which is located in the popular suburb of Stannington. Neutrally decorated throughout, the property is deceptively spacious and has exciting potential to be updated or extended to your own personal taste. Although the property currently benefits from a single garage and parking to the rear, there is a possibility of creating a driveway (subject to planning) to the side of the house accessed from Stannington Road.

Offered to the open market with no onward chain the accommodation briefly comprises front door which opens into the entrance hall with a downstairs WC and access into the open plan lounge/dining room and the kitchen. The spacious 'L' shaped lounge/dining room has patio doors to the rear garden and a large front window making this a bright and airy space. The separate kitchen has a range of fitted units with space and plumbing for appliances.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the shower room. Two of the bedrooms are double in size, with one having a fitted cupboard. The shower room has a shower enclosure and wash basin. There is a separate WC.

- EARLY VIEWING ADVISED
- CHAIN FREE & FREEHOLD
- SUPERB POTENTIAL
- THREE BEDROOM DETACHED
- PARKING, DETACHED GARAGE & LARGE GARDENS TO THE SIDE & REAR
- EXCELLENT LOCATION
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS CLOSE BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- OPEN COUNTRYSIDE NEARBY





OUTSIDE

Outside there are gardens to the side and rear which are mainly lawn with a decked patio, a summer house and access to the parking/garage. Although the property currently benefits from a single garage and parking to the rear, there is a possibility of creating a driveway (subject to planning) to the side of the house accessed from Stanington Road.

LOCATION

Situated in this extremely popular area of Stanington/Rivelin with excellent amenities close-by. Regular public transport. Easy access to Hospitals, Universities, Sheffield City Centre and Motorway links. Beautiful country walks in the Rivelin Valley.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

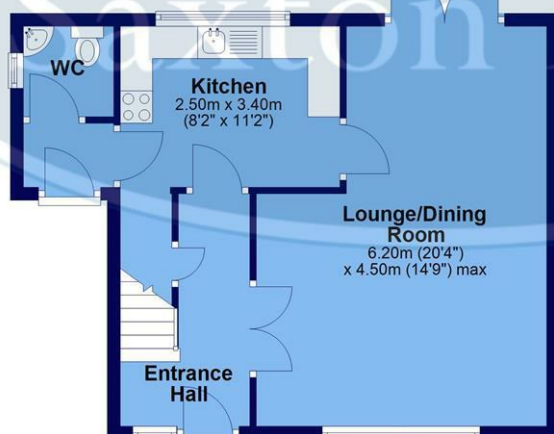
VALUER

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.

Ground Floor

Main area: approx. 44.7 sq. metres (481.3 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.4 sq. feet)



Main area: Approx. 85.7 sq. metres (922.5 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.4 sq. feet)

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

First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



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