



Oldfield Road Stannington Sheffield S6 6DX
Offers Around £575,000

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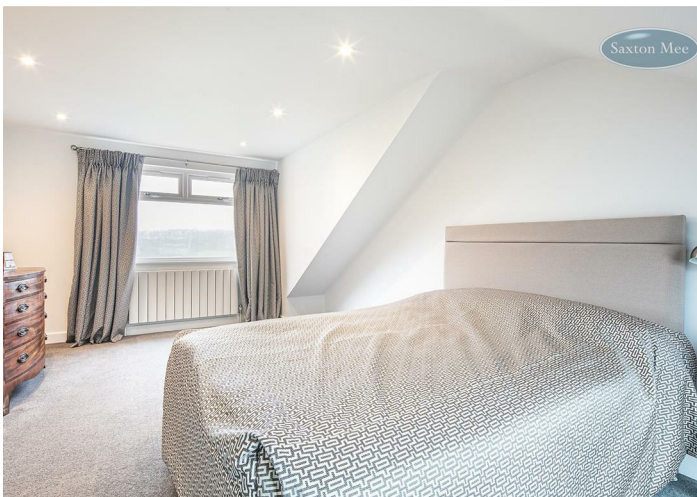
**** FREEHOLD ** CHAIN FREE ** STUNNING SOUTH FACING VIEWS OVER GREENBELT TOWARDS THE RIVELIN VALLEY ** VERSATILE ACCOMODATION **** Enjoying stunning views of nearby countryside is this fabulous and deceptively spacious, detached property which includes four double bedrooms set over two floors including two bathrooms, which is offered to the open market with no onward chain. Located with the sought after suburb of Stannington Village, the property has been thoughtfully renovated and extended within recent years to help create an impressive modern home which enjoys versatile living likely to appeal to a range of different buyers.

Tastefully decorated throughout, the spacious living accommodation briefly comprises to the ground floor a porch/utility, entrance hall which has access to a cloakroom/WC, a well appointed kitchen that has a range of handless units along with integrated appliances, two double bedrooms which could be used as reception rooms, a contemporary shower room, and a 20ft living room that has a log burning stove. From here there is a spiral staircase which leads to the conservatory.

On the first floor there are two fantastic sized double bedrooms which each benefit from the glorious views, useful storage, and a fully tiled bathroom that has a white suite including a bath, WC, wash hand basin with vanity unit, and a separate shower enclosure.

- FOUR DOUBLE BEDROOMS ON TWO FLOORS
- TWO BATH/SOWER ROOMS ON TWO FLOORS
- RECENTLY RENOVATED TO A VERY HIGH STANDARD
- SOUGHT AFTER LOCATION ADJOINING GREENBELT
- LARGE GARAGE WITH INSPECTION PIT
- STUNNING KITCHEN WITH BUILT-IN APPLIANCES
- SEPARATE UTILITY ROOM
- POTENTIAL FOR PART BASEMENT CONVERSION
- FREEHOLD DETACHED PROPERTY
- SOUTH FACING GARDENS





OUTSIDE

The property is set well back from the road by way of a stone wall and a block paved driveway which allows off road parking for several cars and leads to a good sized garage. To the rear is a wonderful south facing garden that backs on to farmland which is mainly lawn with planted beds and a greenhouse. There is access from here to the basement area which offers excellent storage but has clear potential to be converted into further accommodation.

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.

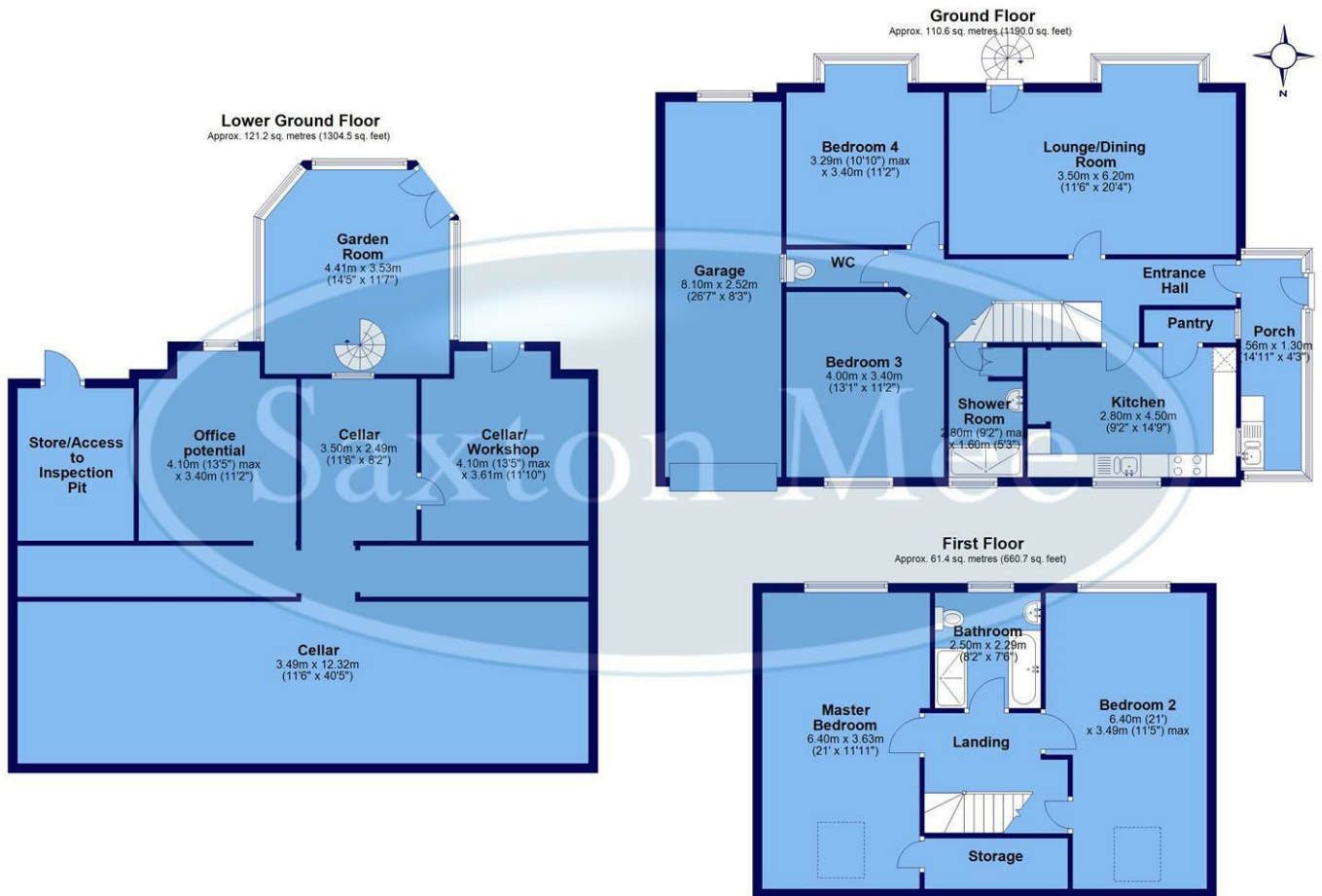
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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. 293.1 sq. metres (3155.2 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 | (92 plus) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (43-54) E | | |
| | (31-42) F | | |
| | (21-30) G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 72 | 80 |
| | | EU Directive 2002/91/EC | |

| 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 | | |
| | (43-54) E | | |
| | (31-42) F | | |
| | (21-30) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| | | EU Directive 2002/91/EC | |