



Acorn Hill Stannington S6 6AW
Offers Around £325,000

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****DETACHED FREEHOLD HOUSE**CORNER PLOT**SOUGHT AFTER LOCATION****

Occupying a corner plot on a quiet road within the sought after suburb of Stannington is this fabulous, three bedroom detached family home which enjoys generous sized gardens and has off road parking for several vehicles. Well presented throughout, the property benefits from having been extended on the ground floor which has created extra living space, a modern kitchen and bathroom, and a detached garage which offers excellent storage options. Briefly the accommodation on the ground floor comprises an entrance hall that leads through to an extended galley style kitchen, a lounge/dining room that has dual aspect windows and French doors that lead to a small garden room that is open plan to the kitchen. On the first floor there is a double bedroom to the front aspect that features fitted wardrobes, a second double bedroom to the rear that also has fitted wardrobes, a single bedroom, and a well appointed bathroom which has a white suite with a shower over the bath and is partially tiled.

- THREE BEDROOMS
- DETACHED FAMILY HOME
- EXTENDED LIVING SPACE
- CORNER PLOT WITH GENEROUS PARKING
- FREEHOLD HOUSE
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- LOW MAINTENANCE GARDENS
- SOUTH FACING
- QUIET NO THROUGH ROAD





OUTSIDE

To the front of a property is a block paved driveway which provides off road parking for several vehicles and leads to the side of the property via timber gates before reaching the detached garage. Low maintenance gardens then wrap around the side and rear of the property comprising of artificial grass lawns, paved patio seating areas, and planted beds.

LOCATION

Acorn Hill is located within the popular suburb of Stannington which is an ideal area for families having excellent local amenities including local schools. With plenty of eateries, green space and shops in the surrounding areas, and Stannington Park being within walking distance, perfect for dog walkers.

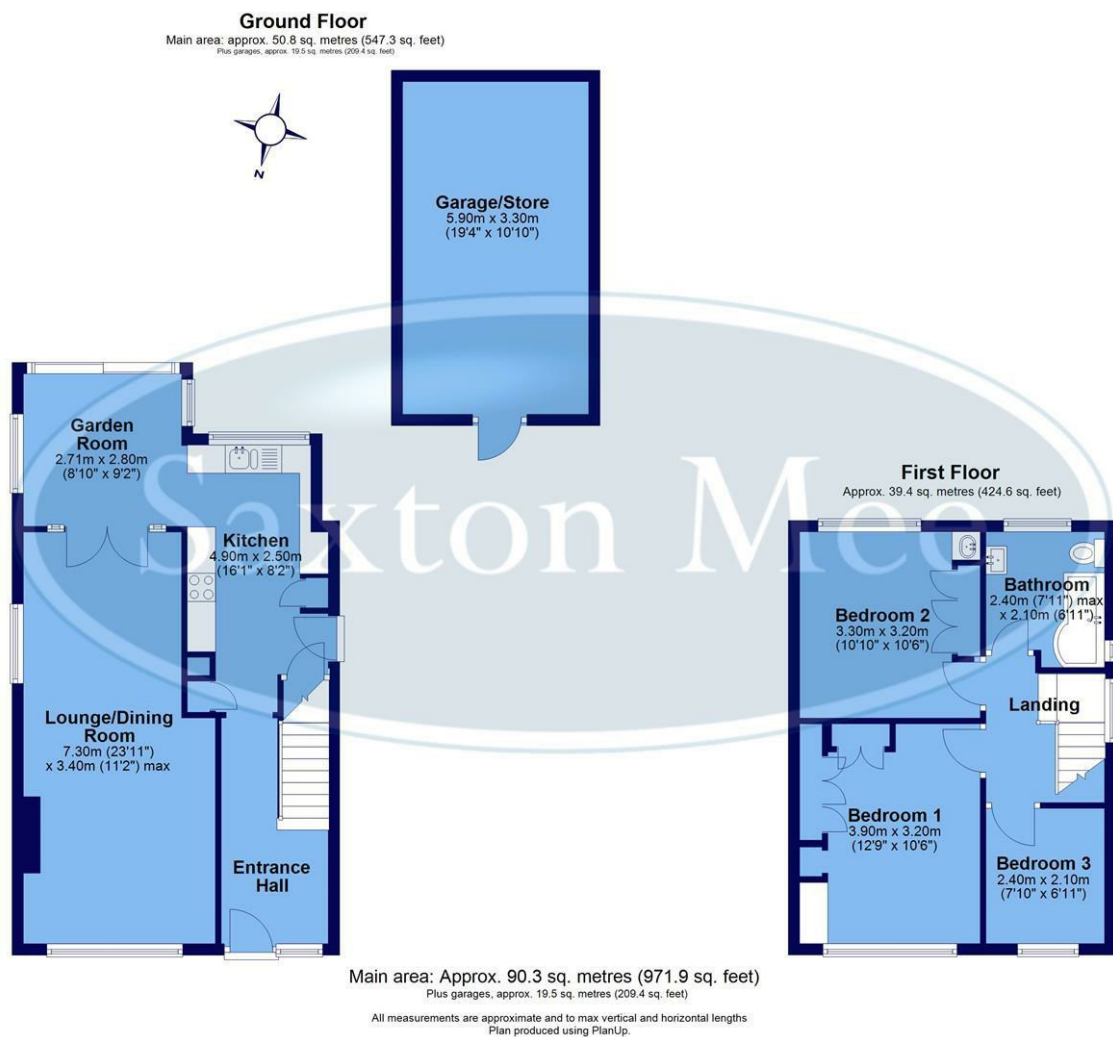
MATERIAL INFORMATION

The property is Freehold. The council tax is currently band C (£2123).

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.



Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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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		
	(41-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		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		
	(41-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	