



Hollins Drive Sheffield S6 5GP
Offers Around £325,000

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**** FREEHOLD **** Occupying an elevated position at the head of a quiet cul-de-sac within the sought after suburb of Stannington is this impressive four bedroom semi-detached family home which enjoys superb semi-rural views, a lovely rear garden and benefits from a driveway providing generous off-road parking, a detached garage, gas central heating and uPVC double glazing

Well presented throughout, the living accommodation briefly comprises: enter through a front door into the entrance hall with a cupboard housing the meters and access into the kitchen. The kitchen is an extended galley style with granite worktops and high gloss units. Integrated appliances include a five ring gas hob, double oven, microwave, fridge freezer and dishwasher. Access to a downstairs WC. From the kitchen a door then opens into the dining room with a gas fire set in a period style surround and patio doors into the conservatory. The spacious conservatory has laminate flooring and French doors opening onto the garden. From the dining room, French doors opens into the lounge with an electric fire, bay window.

From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms and the bathroom. The principal bedroom has a bay window to the front aspect, perfect for enjoying the superb views and comes with fitted wardrobes. Double bedroom is to the rear aspect and also features fitted wardrobes. Bedroom three is a small double to the rear. Bedroom four is to the front aspect, and currently used as a home office. The bathroom is fully tiled, with a white suite including a bath with electric pumped shower, WC and wash basin.

- IMPRESSIVE FOUR BEDROOM SEMI DETACHED PROPERTY
- FANTASTIC OUTLOOK
- LOUNGE, DINING ROOM & CONSERVATORY
- KITCHEN
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- DRIVEWAY PROVIDING GENEROUS OFF-ROAD PARKING
- LOVELY REAR GARDEN
- SOUGHT AFTER LOCATION
- EASY ACCESS TO ARRANGE OF AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS





OUTSIDE

To the front is generous off-road parking that leads to a detached garage. To the rear are well maintained gardens that features a paved patio area, lawn and planted beds.

LOCATION

Situated in this extremely popular area of Stannington/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 and in turn open countryside at Bradfield.

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.

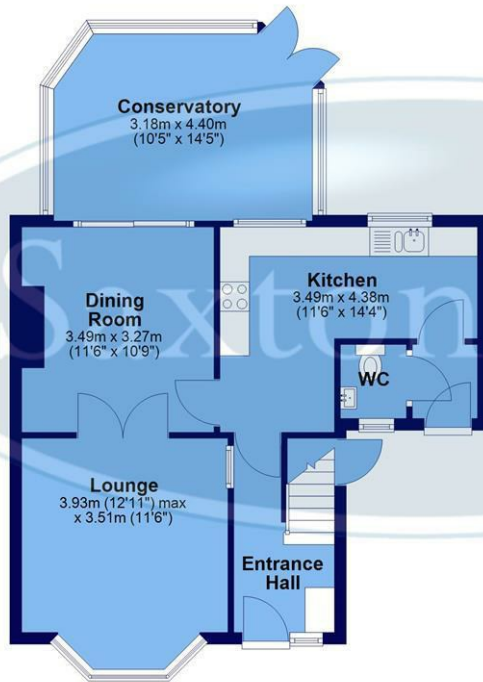
Approx. 58.7 sq. metres (631.9 sq. feet)



Approx. 15.1 sq. metres (162.2 sq. feet)



3.18m x 4.40m
(10'5" x 14'5")



Approx. 45.0 sq. metres (484.1 sq. feet)



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

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