



Oldfield Grove Stannington Sheffield S6 6DR  
Price £325,000



# Oldfield Grove

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Situated at the head of this quiet cul-de-sac enjoying stunning rear views is this well presented three bedroom semi detached property which has impressive gardens and benefits from off-road parking for several cars, recently replaced double glazed windows, a modern boiler (replaced 2023) and gas central heating. Oldfield Grove is located in the heart of Stannington Village close to local pubs, schools and Stannington Park and has excellent transport links into the city centre.

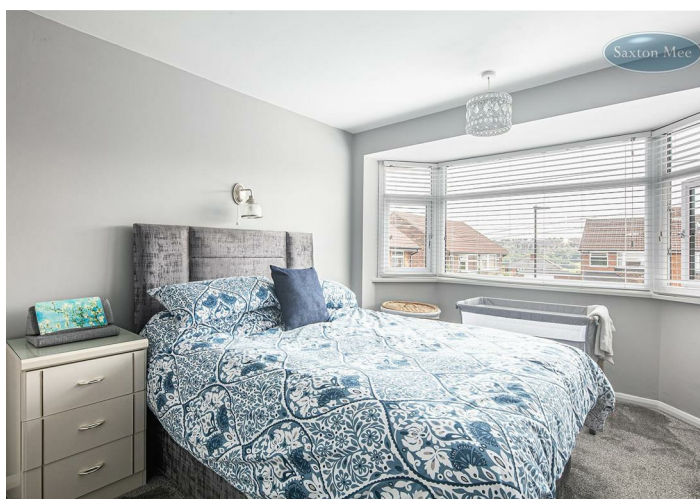
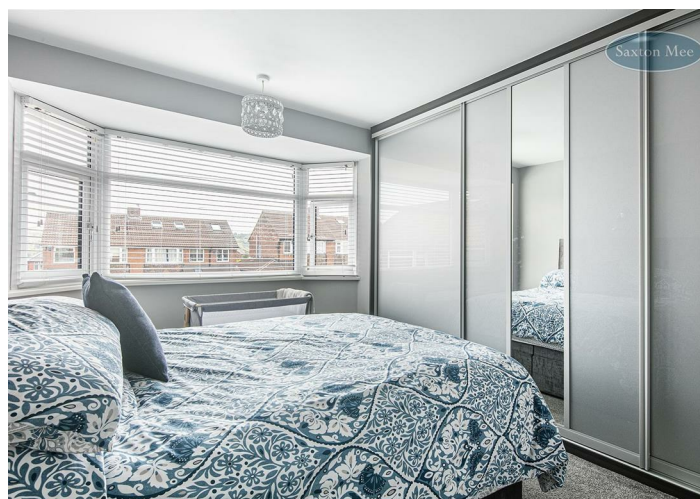
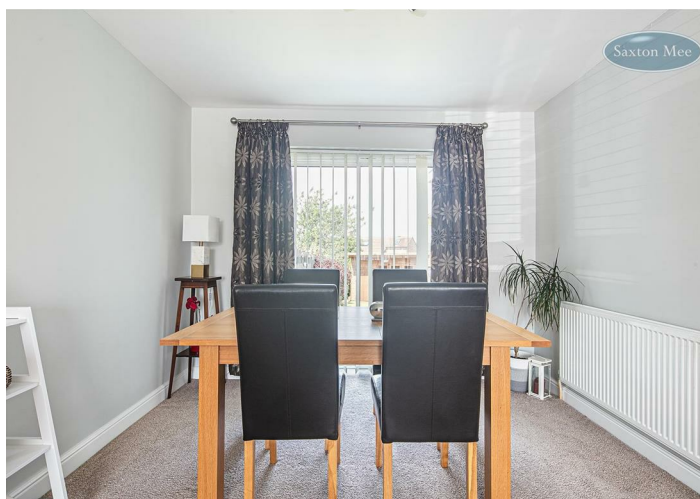
Tastefully decorated throughout, the living accommodation briefly comprises: enter through a large porch into the entrance hall. The galley style kitchen has a range of fitted units and extensive worktop space which incorporates the sink and drainer. Integrated appliances include an electric oven and a gas hob with extractor above. The through lounge dining room has a bay window to the front aspect and patio doors which open to the rear, providing a perfect extension for indoor outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal bedroom has a bay window to the front and large fitted wardrobes. Double bedroom two is to the rear and has plantation shutters, a fitted cupboard and panoramic views. Single bedroom three is to the front aspect. The contemporary family bathroom is fully tiled and has a white three piece suite including shower over bath, WC and wash basin.

- WELL PRESENTED ACCOMMODATION THROUGHOUT
- IMPRESSIVE LARGE GARDENS
- OFF-ROAD PARKING FOR SEVERAL CARS
- SUPERB REAR VIEWS
- THREE BEDROOMS
- THREE PIECE SUITE BATHROOM
- GALLEY STYLE KITCHEN
- THROUGH LOUNGE/DINER
- QUIET CUL-DE-SAC POSITION
- EASY ACCESS TO AMENITIES, SCHOOLS, TRANSPORT LINKS & OPEN COUNTRYSIDE







## OUTSIDE

The driveway to the front of the property allows for off- road parking for several vehicles and leads to a detached single garage. The much larger than average gardens to rear which features a large lawn area, paved patio seating area, and planted beds.

## 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 Leasehold with a term of 800 years running from the 25th March 1957.  
The property is 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.

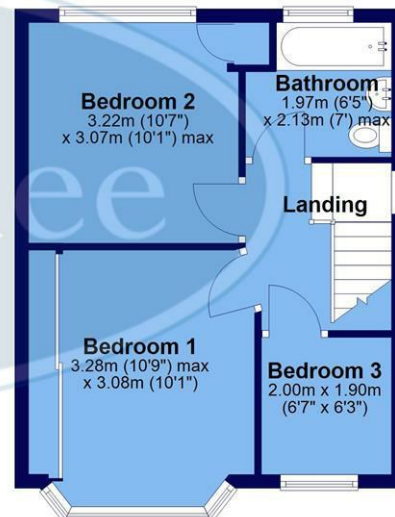
## Ground Floor

Main area: approx. 43.8 sq. metres (471.2 sq. feet)  
Plus garages, approx. 12.0 sq. metres (128.9 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



Main area: Approx. 79.8 sq. metres (859.3 sq. feet)  
Plus garages, approx. 12.0 sq. metres (128.9 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		74	77
EU Directive 2002/91/EC			