



**Myers Grove Lane Stannington Sheffield S6 5LA**  
**Guide Price £300,000**



# Myers Grove Lane

Sheffield S6 5LA

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GUIDE PRICE £300,000-£325,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Situated on this generous plot is this three bedroom bungalow which offers exciting potential and benefits from gardens to the front and rear, a garage plus car port, a driveway providing off-road parking for several cars, gas central heating and double glazing. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste. Located in this sought after area of Stannington within easy reach of amenities, schools and transport links along with easy access to Sheffield City Centre and open countryside.

In brief, the living accommodation comprises: enter through a side porch into the entrance hall with access into the lounge, kitchen, the three bedrooms, a WC and shower room. The lounge is rear facing and has a fireplace. The kitchen has a range of units with a worktop which incorporates the sink and drainer. There is space for an oven along with plumbing for a washing machine and a side entrance door. Bedrooms one and two are to the front aspect and both have fitted wardrobes. Bedroom three is a good sized single. The shower room has been partly replaced for a modern shower enclosure and has tiled walls and a heated towel rail.

- GENEROUS SIZED PLOT
- EXCITING POTENTIAL
- IN NEED OF UPDATING
- THREE BEDROOM BUNGALOW
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARAGE PLUS CAR PORT
- OFF-ROAD PARKING FOR SEVERAL CARS
- SOUGHT AFTER LOCATION
- CHAIN FREE
- LOUNGE & KITCHEN







## OUTSIDE

Gates open to a driveway providing off-road parking for several cars and this leads to the garage plus car port. Front garden. To the rear is a garden which is mainly lawn and has a paved patio.

## LOCATION

The property is ideally located for excellent amenities in Stannington including a Co-op superstore, local chemist and doctors/medical centre. A great range of local traditional public houses with eating facilities. Regular public transport links. Reputable local schools. Easy access to Sheffield City Centre and Hillsborough. Fantastic walks minutes away on the Rivelin Valley trails. This is a very popular area for birding, hiking, and walking. A short drive and you can be at the start of the Peak District National Park.

## MATERIAL INFORMATION

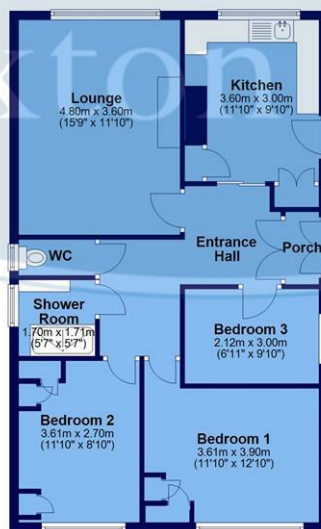
The property is Freehold and currently Council Tax Band D.

## 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.

**Ground Floor**  
Approx. 75.1 sq. metres (808.6 sq. feet)



Total area: approx. 75.1 sq. metres (808.6 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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**Hillsborough**  
**Stocksbridge**

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