



Stanwood Crescent Stannington Sheffield S6 5JB
Offers Around £375,000

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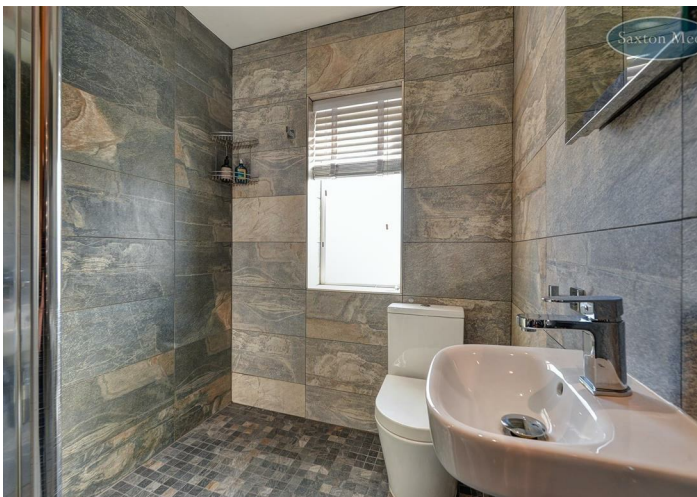
**** IMPRESSIVE FAMILY HOME ** BEAUTIFULLY PRESENTED ** THOUGHTFULLY EXTENDED ** FREEHOLD **** This stunning three bedroom, two bathroom semi-detached family home is located on a quiet crescent within the popular area of Stanington and has been thoughtfully and expertly renovated to a high standard throughout. Beautifully presented, the property enjoys a perfect balance of spacious living space and good sized bedrooms, with the undoubted focal part of the home being a superb open plan kitchen/dining/living space with bi-fold doors to the rear garden.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front door into the entrance hall with a downstairs WC. A door then opens into the hall with access into the kitchen/diner and the utility. The fabulous kitchen has a range of units with contrasting oak worktops. There is a boiling hot water tap, double oven, electric hob, dishwasher and fridge. An opening leads into the sun room with bi-fold doors allowing lots of a natural light and providing a perfect extension for indoor/outdoor dining. From the kitchen, access into the well proportioned lounge with a bay window, picture rail and multi fuel stove which is the focal point of the room. The utility has a range of units with a work top incorporating a sink along with space for coats and shoes and a rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the family bathroom. The principal bedroom has a bay window, fitted wardrobes and the added advantage of en suite wet room. Double bedroom two is to the rear aspect. Bedroom three has dual aspect windows. The bathroom is fully tiled and has a heated towel rail and a three piece suite including p shaped bath with shower over, WC and wash basin with vanity unit.

- OPEN PLAN KITCHEN LIVING
- BEAUTIFULLY PRESENTED
- THREE GOOD SIZED BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC & UTILITY ROOM
- ENCLOSED LOW MAINTENANCE GARDEN
- OFF ROAD PARKING FOR TWO OR MORE CARS
- FREEHOLD PROPERTY
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

The front of the property has been paved to allow off road parking for at least two cars and has the potential for electric gates to be installed. At the rear is a fabulous low maintenance private enclosed garden that features two paved patios, artificial grass lawn, planted beds which have a variety of well established shrubs and plants, a timber shed, and a brick built outbuilding.

LOCATION

The property is ideally located for excellent amenities in Stannington including a Co-op superstore, well regarded fish and chip shop, a convenience store/post office, and well regarded local schools for pupils of all ages. There are regular public transport links to Sheffield City Centre which 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.

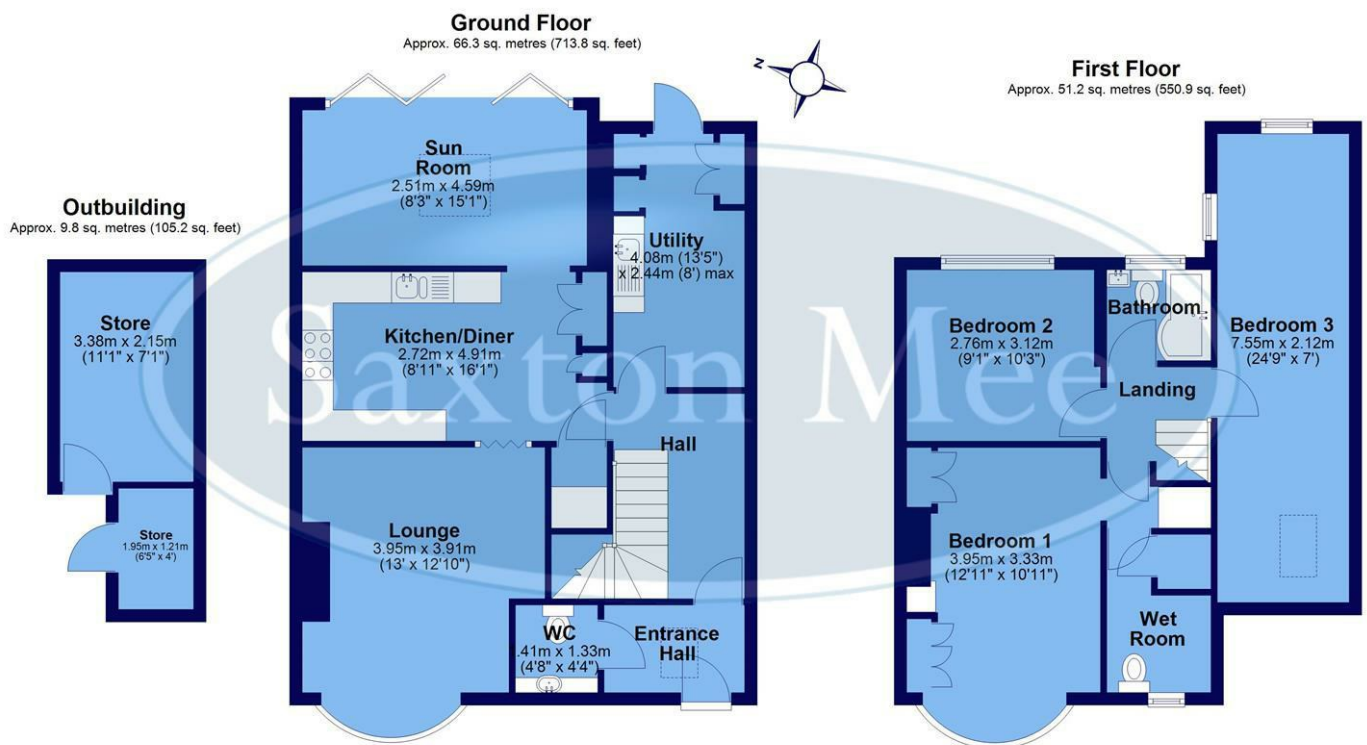
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Chris Spooner ANAEA

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. 127.3 sq. metres (1369.9 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		73	77
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		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			