

Myers Grove Lane Stannington Sheffield S6 5LA
Offers Around £335,000

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**** DETACHED LOW MAINTENANCE BUNGALOW ** BEAUTIFULLY PRESENTED THROUGHOUT ** POPULAR LOCATION **** Situated within the popular suburb of Stannington is this beautifully presented, two double bedroom detached bungalow which has been updated and improved by the current owners. Benefitting from a relatively low maintenance exterior, the property is ideal for downsizers looking for a ready made home to move into. The property further benefits from an impressive garden room, modern décor, oak internal doors, and a well appointed kitchen and shower room.

Briefly the accommodation comprises two double bedrooms which each have fitted wardrobes, a shower room, an entrance hall which has Karndean flooring, a lounge that features an electric fire with a Quartz fireplace, a spacious garden room that has Amtico flooring, and a fully fitted kitchen that includes a range of integrated appliances including a fridge/freezer, washing machine, electric oven with a slide-n-hide door, a gas hob, and a microwave.

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- BUILT-IN WARDROBES
- IMPRESSIVE GARDEN ROOM
- LOW MAINTENANCE GARDEN
- GATED RESIN DRIVEWAY
- WELL APPOINTED KITCHEN AND SHOWER ROOM
- BEAUTIFULLY PRESENTED
- HIGHLY SOUGHT AFTER LOCATION
- BUS ROUTES NEARBY





OUTSIDE

To the front of the property is a well manicured garden which has a lawn area and planted beds. The resin driveway benefits from two sets of gates which offer extra security, and leads to a single detached garage which has an electric door. The rear garden is low maintenance comprising of a paved flooring, brick-built raised beds, outside taps, and electric points.

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 Leasehold with a term of 800 years running from the 25th March 1960. The ground rent is approximately £30 per annum. The property is currently Council Tax Band C.

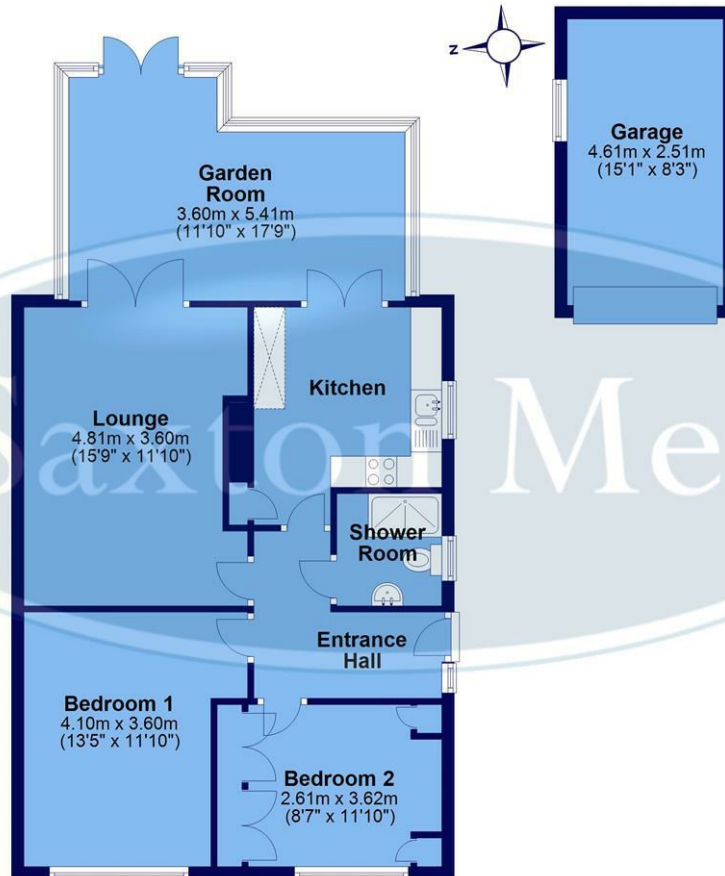
VALUER

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.

Ground Floor

Approx. 77.9 sq. metres (838.6 sq. feet)



Total area: approx. 77.9 sq. metres (838.6 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	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	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	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			