

Saxton Mee



Greaves Lane Stannington Sheffield S6 6BA
Offers Around £315,000

St Luke's
Sheffield's Hospice

Greaves Lane

Sheffield S6 6BA

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**** FREEHOLD ** SOUTH FACING REAR GARDEN **** Positioned in the desirable location of Stannington is this well presented, three double bedroom, two bath/shower room semi detached property which enjoys a south facing rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The convenient location provides access to amenities, green spaces, and reputable schools.

Tastefully decorated, the living accommodation briefly comprises: enter through a porch which provides storage space for shoes and coats. The small entrance hall leads into the lounge which has wood flooring, built-in alcove storage and a useful understairs cupboard. A door then opens into the kitchen/diner which has fitted high gloss handle-less units, quartz worktops, and a range of integrated appliances including a fridge freezer, a washing machine, a slimline dishwasher, an induction hob, electric oven and a microwave. Access into a small utility room with an external door to the side of the house and a downstairs WC/cloakroom which is partially tiled.

From the entrance hall, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom three is to the front aspect which has fitted wardrobes. Double bedroom two is to the rear aspect and overlooks the garden. The well appointed family bathroom has been installed within recent years and features a white suite with a bath, WC, wash hand basin and a separate shower enclosure.

A further staircase rises to the second floor and the principal double bedroom which enjoys superb views via Velux windows to the front and a dormer window at the rear, has fitted wardrobes, and an en suite shower room which has been installed within recent years.

- SOUGHT AFTER LOCATION
- IMPRESSIVE VIEWS
- SOUTH FACING GARDEN
- THREE GOOD SIZED BEDROOMS
- TWO BATH/SHOWER ROOMS
- WELL PRESENTED THROUGHOUT
- DOWNTASTERS WC/CLOAKROOM
- POTENTIAL TO EXTEND (STPP)
- EXCELLENT LOCAL AMENITIES
- FREEHOLD / EPC RATING D





OUTSIDE

To the front is a block paved driveway allowing off-road parking. The rear has a superb sized south facing garden that comprises a large lawn area, a paved patio, planted beds, and a brick built outbuilding.

LOCATION

Offering a range of superb local amenities, the property lies within reach of several highly regarded schools for all ages. Excellent transport links including key bus routes into the city centre and neighbouring towns. You are a short distance from the Peak National Park. There are several green spaces to explore on the doorstep, including the Loxley and Rivelin Valleys.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

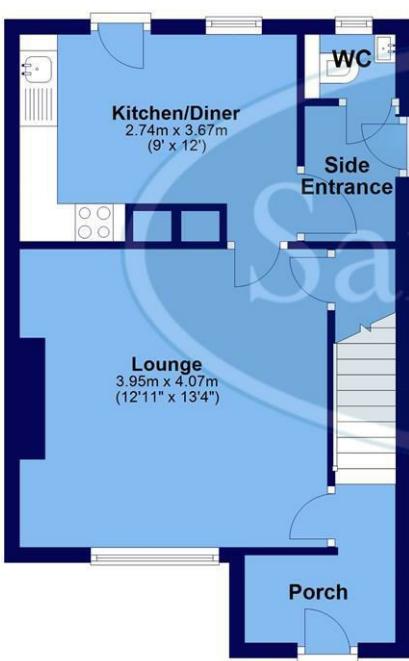
Chris Spooner ANAEA

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. 36.3 sq. metres (390.6 sq. feet)



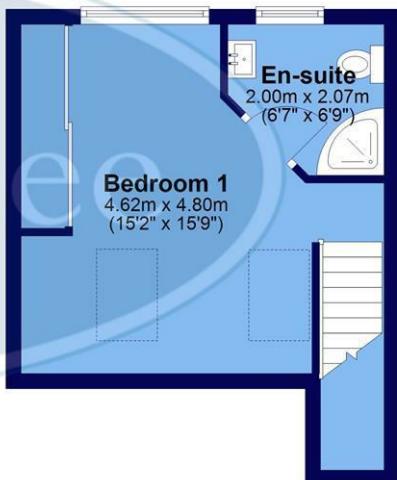
First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Second Floor

Approx. 23.3 sq. metres (250.5 sq. feet)



Total area: approx. 93.3 sq. metres (1004.5 sq. feet)

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

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B4) B	Potential
(C5-C8) C	
(D9-D11) D	
(E12-E14) E	
(F15-F18) F	
(G19-G20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	Current
(B1-B4) B	Potential
(C5-C8) C	
(D9-D11) D	
(E12-E14) E	
(F15-F18) F	
(G19-G20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC