



Barlow Road Stannington Sheffield S6 5HR  
Offers Around £240,000

## Barlow Road

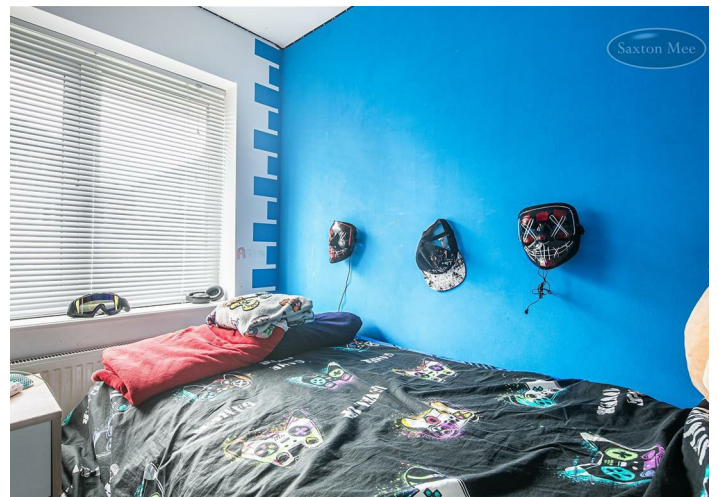
Sheffield S6 5HR

Offers Around £240,000

**\*\* NO CHAIN \*\*** Situated in this popular residential area of Stannington is this well presented, three bedroom semi detached property which enjoys a south-west facing rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. Neutrally decorated throughout, the living accommodation briefly comprises, side door which opens into the kitchen which has a range of high gloss wall, base and drawer units with a contemporary worktop which incorporates the sink, drainer and the four ring gas hob with extractor above. Integrated appliances include an electric oven. Access into the lounge and the partially converted garage. The spacious lounge has French doors which open onto the rear garden, a media wall with built-in flat screen tv and spotlights. The garage has been partially converted and is currently used as a bar which is perfect for entertaining but this could easily be removed and converted back to a garage. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master is a good size double which overlooks the rear garden and has fitted storage/wardrobes. Double bedroom two is to the front of the property. Bedroom three is a good size single and is front facing. The bathroom is partially tiled and comes with a white three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- NO CHAIN
- THREE BEDROOM SEMI DETACHED GARAGE
- SPACIOUS LOUNGE WITH FRENCH DOORS
- CONVERTED GARAGE WITH STORAGE & BAR
- THREE PIECE SUITE BATHROOM
- SOUTH-WEST FACING REAR GARDEN
- DRIVEWAY
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS





**OUTSIDE**

To the front is a driveway providing off-road parking this leads to the garage door which has a small storage area to the front. To the rear is a south-west facing garden which includes a decked terrace, an artificial lawn and paved patio.

**LOCATION**

Situated in this prime location with good local shops within the village itself including supermarkets, post office pubs etc. Countryside close by, good catchment for schools and easy access of Sheffield City Centre.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 200 years running from the 29th September 1972. The property is currently Council Tax Band C.

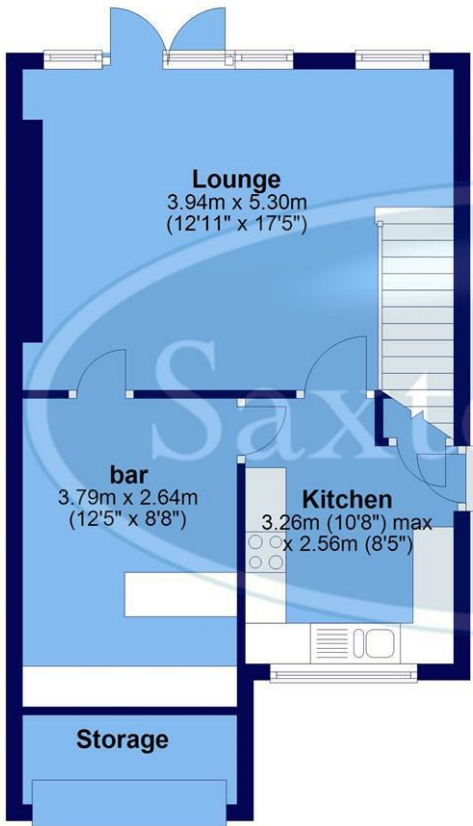
**VALUER**

Chris Spooner

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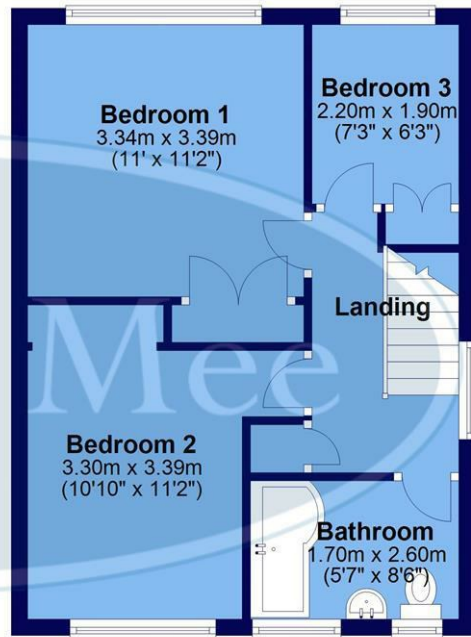
## Ground Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



## First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 82.2 sq. metres (884.8 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	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Very energy efficient - higher running costs		67	82
England & Wales		EU Directive 2002/91/EC	

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