

Saxton Mee



Stanwood Road Stannington Sheffield S6 5JE
Price £365,000



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***** LAST PLOT REMAINING *** BRAND NEW HOME**

*** This beautiful four-bedroom detached home is cleverly arranged over three floors. Downstairs you'll find a generous lounge, study, utility, store and WC. Climb the stairs to your spacious modern kitchen diner, which opens up into the garden through French patio doors. You'll also find a large double bedroom with en suite. The second floor reveals a large family bathroom, a single bedroom and two further double bedrooms, one with en suite and dressing room. THE GRANGE - STANNINGTON is an exclusive development of 3 and 4 bedroom homes, beautifully finished to an unrivalled specification. As with any Newett Homes development, the design and aesthetics of The Grange is inspired by the way people live their lives.

- SOUTH FACING GARDEN
- DETACHED GARAGE
- FOUR BEDROOM
- TWO BATHROOM
- HIGH SPECIFICATION





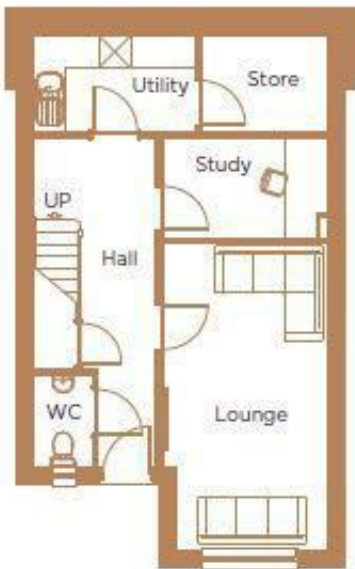
Sheffield is known as the biggest village in Britain and with its relaxed pace of life and the friendly residents, it's easy to see why. There's always something exciting going on in the city if you know where to look, and with a colourful heritage and a lively student population, Sheffield has a unique mix of old and new culture with something for everyone.

The city is famed for its exciting culinary scene, with restaurants and bars known around the UK for their innovative and exciting food and drink. There are all the big names but also a bustling independent scene with artisan coffee shops and pop up street food restaurants catering for every taste. Plus, Sheffield is credited as the birthplace of the UK's craft beer revolution, which you'll see by the number of beers on tap in pubs throughout the city.

Sheffield is home to a wealth of major high street stores including John Lewis and Debenhams, plus an independent quarter full of totally unique shops stocking unusual items you won't find anywhere else.

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



FIRST FLOOR



SECOND FLOOR



Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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T: 0114 231 6055
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www.saxtonmee.co.uk



| Energy Efficiency Rating | Current | Potential |
|--|-------------------------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|--|-------------------------|-----------|
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | |
| England & Wales | EU Directive 2002/91/EC | |