



**Stannington Road, Sheffield**

**welcome to**

**Stannington Road, Sheffield**

**\*\*GUIDE PRICE £270,000 - £280,000\*\*** Welcoming a delightful family home overlooking Rivlin Valley. The property offers three bedrooms, a lovely kitchen and lounge space, it also has off street parking and a good rear garden. This brilliant home is close to great transport links and local amenities.



William H B brown presents a charming semi-detached family home in the S6 postcode. With great transport links and local amenities this property is one not to be missed. As you enter the property you will be met with a modernised kitchen with an island and integrated appliances, a cosy lounge space and downstairs w/c . The first floor accommodates three good-size bedrooms, a bathroom and a separate w/c. Outside the property has beautiful views of Rivelin Valley and a generous rear garden with patio. Additionally the property has off street parking and a garage .

### **Entrance Porch**

### **Entrance Hall**

### **Lounge**

11' 10" maximum x 14' 4" maximum ( 3.61m maximum x 4.37m maximum )

### **Kitchen**

18' 1" maximum x 13' maximum ( 5.51m maximum x 3.96m maximum )

### **Downstairs W/C**

### **First Floor Accommodation**

### **Landing**

### **Bedroom One**

10' 11" maximum x 14' 3" into bay ( 3.33m maximum x 4.34m into bay )

### **Bedroom Two**

10' 10" maximum x 12' 5" maximum ( 3.30m maximum x 3.78m maximum )

### **Bedroom Three**

6' 11" maximum x 7' 3" maximum ( 2.11m maximum x 2.21m maximum )

### **Bathroom**

### **Separate W/C**



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## Stannington Road, Sheffield

- GUIDE PRICE £270,000 - £280,000
- COUNCIL TAX BAND C
- A DELIGHTFUL THREE BEDROOM SEMI-DETACHED HOME
- GENEROUS REAR GARDEN WITH PATIO
- OFF STREET PARKING

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1932. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBC106909 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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