







## 6 Middle Lane

Stannington • Sheffield • S6 5GA

Guide Price £290,000 - £310,000

Completely refurbished and redesigned by the current owners is a stunning 3-bedroom semi-detached property in Stannington, S6. Stylishly presented throughout to a high standard with bi-fold doors, solid oak flooring, high-end modern kitchen and landscaped south facing rear garden. Featuring a recently installed combination boiler with a 10-year warranty, new radiators throughout and double glazing. Offering far reaching views and a block-paved driveway. The property enters into an impressive hallway creating a great first impression, designed with wooden panelling, solid oak flooring and storage under the stairs, creating utility space. The open plan living area is dual aspect, filled with natural light and a pleasant outlook, complemented by bi-fold doors to the rear providing a direct link with the outdoor space. The kitchen is a modern shaker style in dark tones, topped with a solid wooden worktop, ceramic sink, and a range of Bosch appliances including an oven, gas hob, fridge freezer and slimline dishwasher. The first floor has three bedrooms and a family bathroom. Overlooking the rear garden is a double bedroom styled with wooden flooring and neutral decor. The main bedroom has generous built-in storage and commands far-reaching views. The third bedroom is ideal for a child or study. The bathroom is equipped with a 3-piece white suite, vanity unit housing a hand wash basin and WC, overhead rainfall shower and tiled walls. Externally, a walled front garden creates privacy from the road and creates a great first impression. There is a block-paved driveway. Side access leads to the rear, where there is an attractive stone patio complemented by dry stone wall, a lawn, and further patio seating area alongside a garden shed. Middle Lane is ideally placed for access to a range of local amenities in Stannington Village and Hillsborough. Rivelin Valley Nature Trail, Bradfield, the Peak District are all on the doorstep. Offering excellent transport links into Sheffield city centre with Malin Bridge Tram Stop in less than 10 minutes walking distance. Reputable schools within catchment.



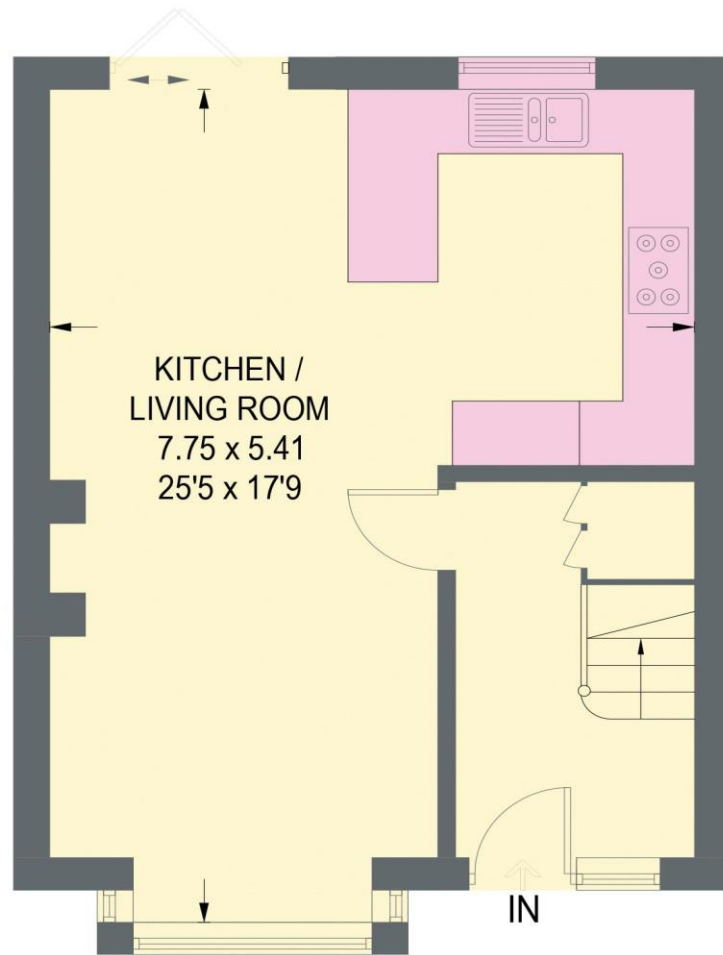


- Stunning Semi Detached Family Home
- Walking Distance of Rivelin Valley
- 3 Bedrooms & Modern Bathroom
- Superb Dual Aspect Living Area
- Stylish Kitchen with Integrated Appliances
- Refurbished. Beautiful Interior
- Combination Boiler & Double Glazing
- Landscaped Rear Garden & Patio
- Lease 735 years Remaining at £12 per annum
- Council Tax band C, EPC Rating D

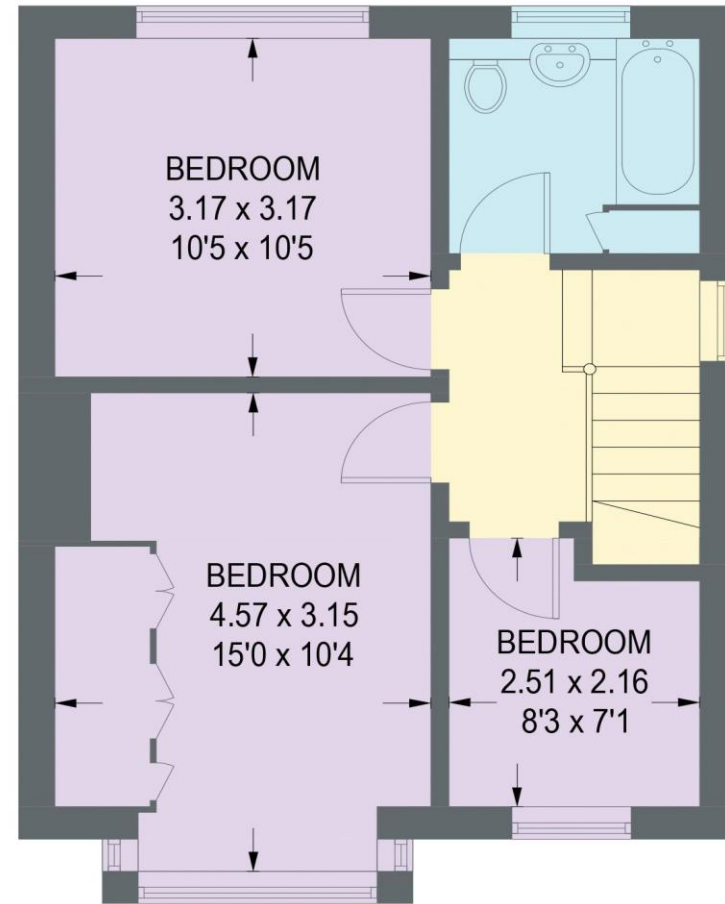


## 6 MIDDLE LANE

APPROXIMATE GROSS INTERNAL AREA = 80 SQ M / 861 SQ FT



**GROUND FLOOR**  
**40.2 SQ M / 433 SQ FT**



**FIRST FLOOR**  
**39.8 SQ M / 428 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://haushomes.co.uk)

0114 276 8868