







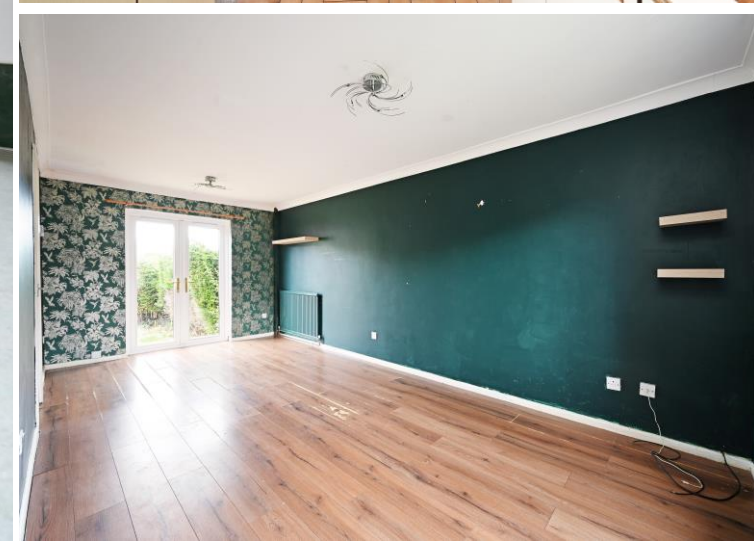
3 Albanus Ridge

Stannington • Sheffield • S6 6EX

£330,000

An attractive stone built, 4 bedroom link detached house, located on a cul-de-sac in the very popular area of Stannington. The property benefits from UPVC double glazing, gas central and a lovely, enclosed garden to the rear with open views. Excellent potential is offered to refurbish the property to buyers own requirements and create a superb family home. No onward chain. On the ground floor an external door opens into the reception hallway, with useful understairs store. The spacious living/dining room is flooded with natural light from the front facing window and rear facing patio doors which open onto the garden. The breakfast kitchen is fitted with matching wall and base units, with space for appliances, breakfast bar and a wall mounted Vaillant gas central heating combination boiler. Door to the garden. Ground floor W.C. On the 1st floor the principal bedroom has an en-suite shower room, there are 3 other well proportioned bedrooms and a family bathroom with a suite in white. Outside to the front is a front garden and driveway providing off road parking which leads to the garage. To the rear is a lovely, enclosed garden, with a patio providing sitting out and entertaining space, and a level lawn beyond with excellent privacy provided by mature hedge borders. Albanus Ridge is a cul-de-sac on this very popular development on the fringes of open countryside, yet within easy reach of the excellent facilities within Stannington village. Well served by regular public transport and within the catchment of popular schools. Leasehold - 200 years less 3 days from 22/11/1976 - £30 per year.





- Stone Built Link Detached
- 4 Bedrooms
- Family Bathroom & En-Suite Shower Room
- Popular Cul-De-Sac
- Enclosed Family Garden

- Open Views To The Rear
- Excellent Potential
- No Onward Chain
- Leasehold
- EPC - C



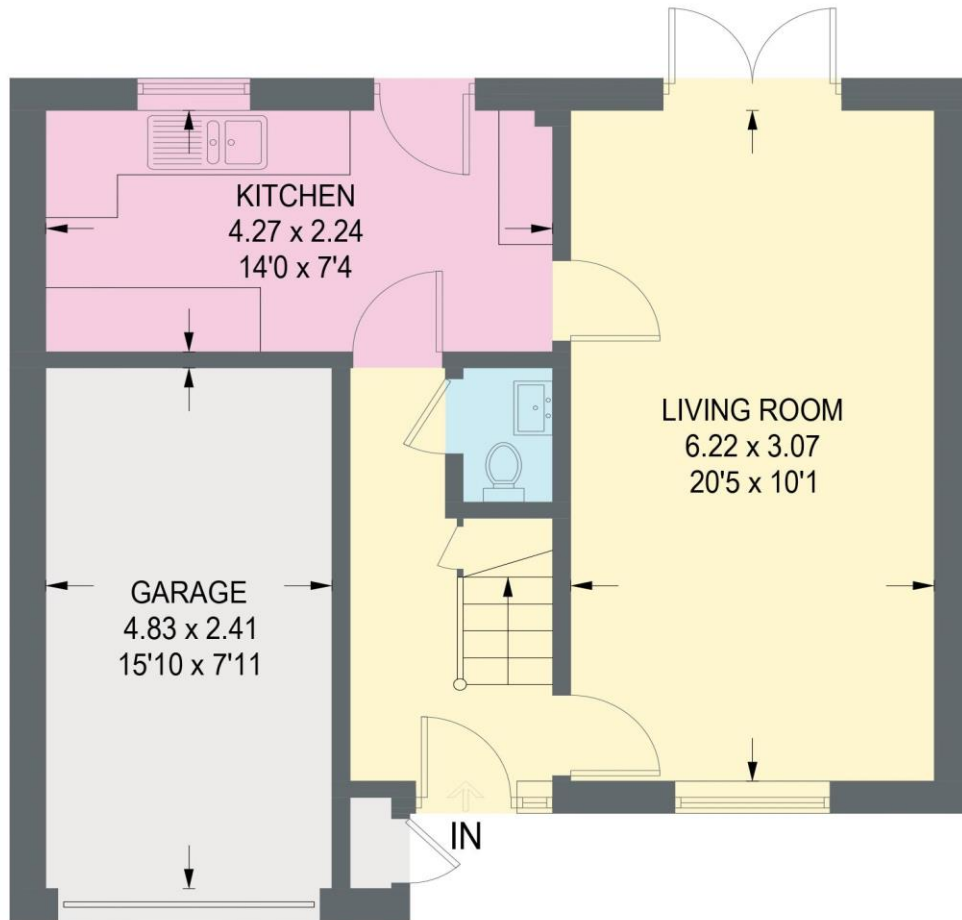


3 ALBANUS RIDGE

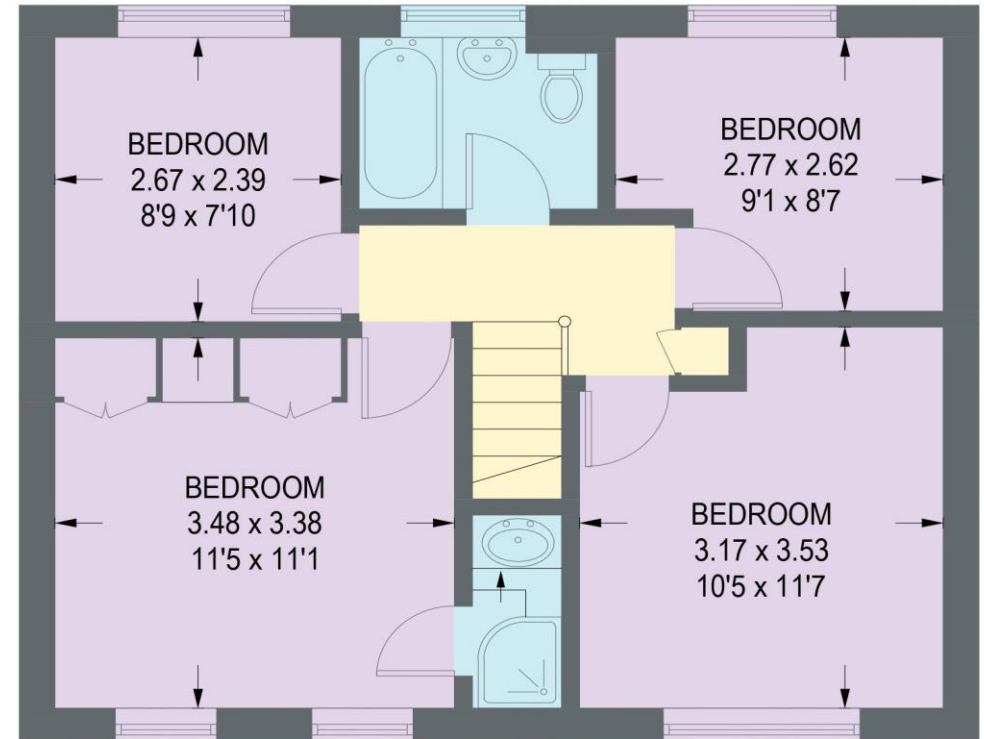
APPROXIMATE GROSS INTERNAL AREA = 83.4 SQ M / 897 SQ FT

GARAGE = 11.6 SQ M / 125 SQ FT

TOTAL = 95.0 SQ M / 1022 SQ FT (EXCLUDING EXTERNAL CUPBOARD)



GROUND FLOOR
36.8 SQ M / 396 SQ FT



FIRST FLOOR
46.6 SQ M / 501 SQ FT

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

