

42 Stanwood Avenue

Stannington • Sheffield • S6 5HY

Offers In The Region Of £230,000

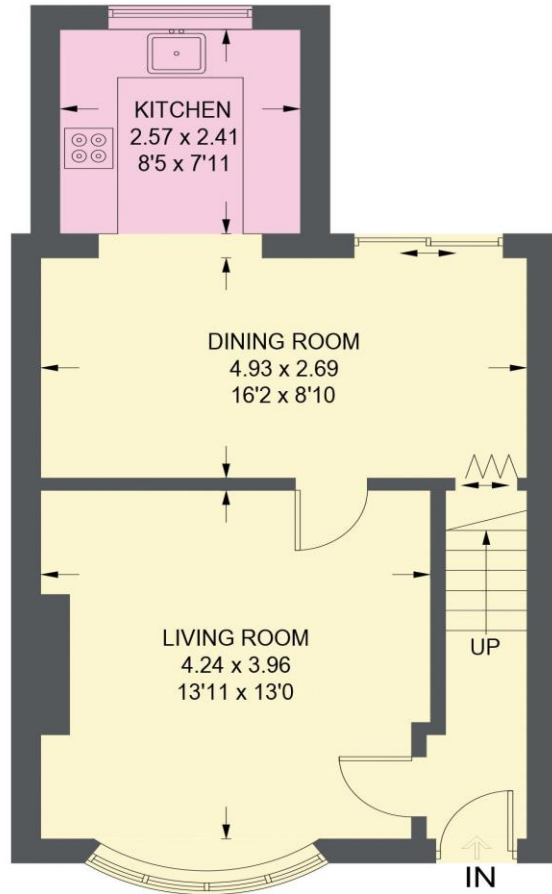
An effectively extended 3 bedroom semi detached house in Stannington. The property has the potential to extend to the side of the property subject to the necessary planning permissions, has a detached garage, gas central heating, double glazing and lovely views to the front and rear. The accommodation comprises: Entrance Hallway. Living room with bay window, laminate flooring and feature fireplace with illuminated electric fire. Dining room with patio doors to the rear garden and laminate flooring which continues into the extended kitchen having cream high gloss units complemented by contrasting worktops, hob, oven, extractor, space and plumbing for a washing machine and dishwasher. First floor landing with access to the roof space. 3 bedrooms all with excellent views, laminate flooring and wardrobes/storage. Shower room in white, electric shower and fully tiled. Lawned front garden, driveway to a detached garage and to the rear of the property is a patio and lawn enclosed by conifers. Stanwood Avenue is a popular road with easy access to the the beautiful Rivelin and Loxley valleys with walks and cycle routes to Bradfield and Damflask reservoir, ideally placed for local shops and amenities, recreational facilities and excellent transport links.



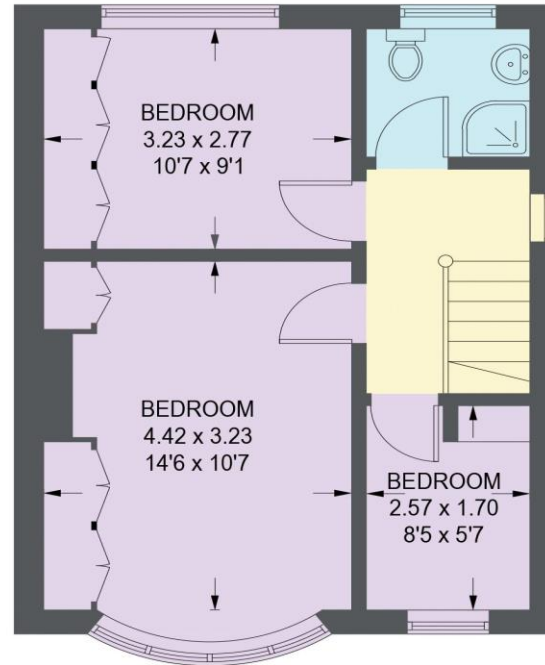
- Extended 3 Bedroom Semi Detached
- Potential To Extend To The Side
- Excellent Views To The Front & Rear
- Central Heating & Double Glazing
- Built-In Kitchen Appliances
- Built-In Wardrobes/Storage
- Detached Brick Built Garage
- Excellent Amenities & Transport Links
- Council Tax Band B
- EPC Rating E

42 STANWOOD AVENUE

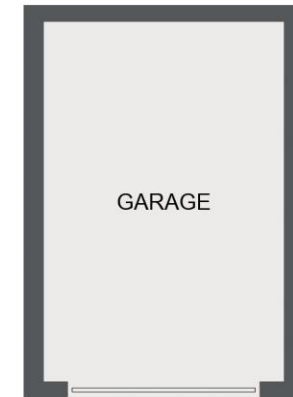
APPROXIMATE GROSS INTERNAL AREA = 81.9 SQ M / 881 SQ FT
(EXCLUDING GARAGE)



GROUND FLOOR
44.7 SQ M / 481 SQ FT



FIRST FLOOR
37.2 SQ M / 400 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.