



11 Spoonhill Road, Stannington, Sheffield, South Yorkshire, S6 5DA Offers In The Region Of £245,000

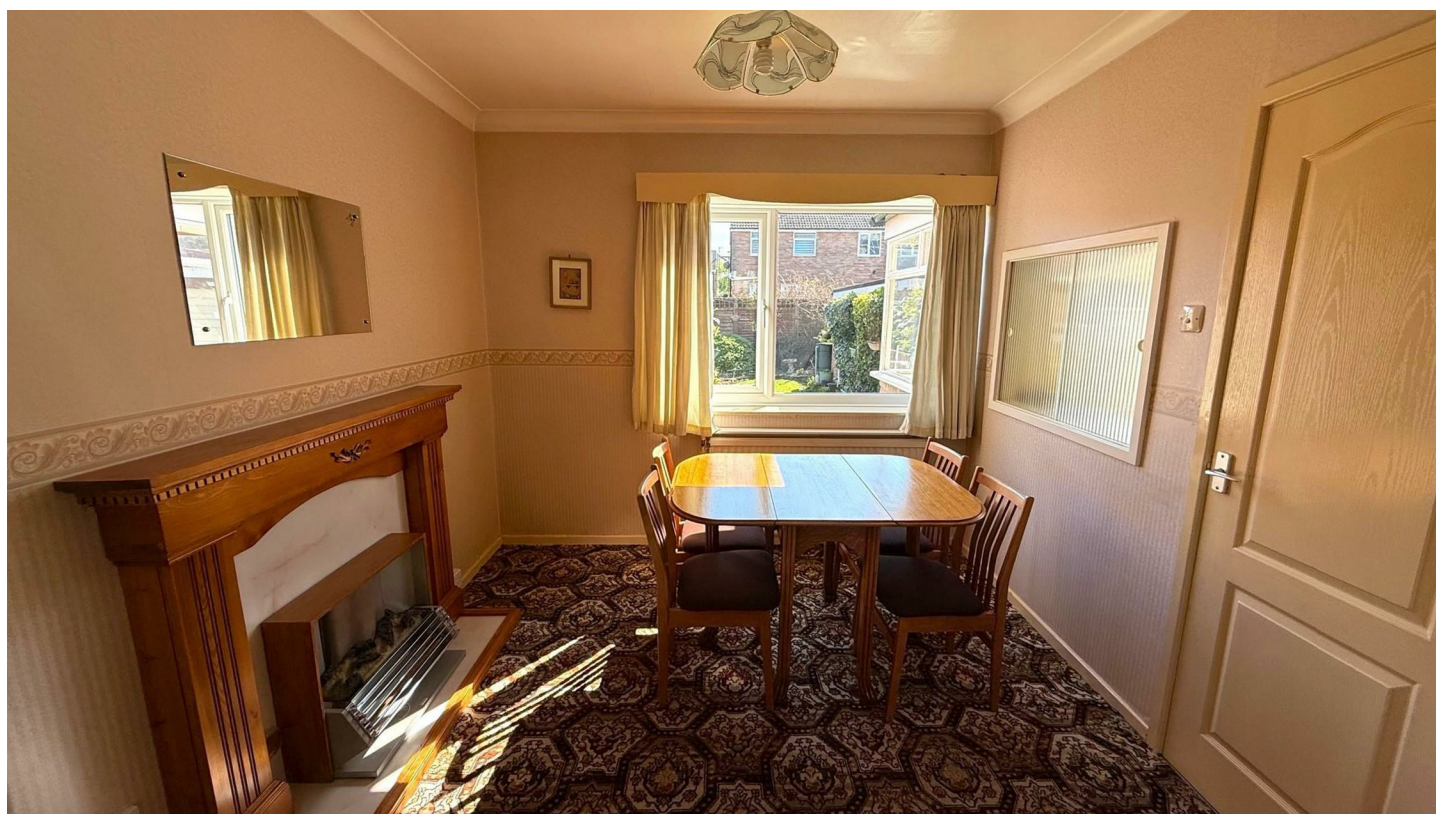
- Semi Detached Home
- Popular Residential Location
- uPVC DG
- Single Garage
- Requires Cosmetic Upgrading
- Three Bedrooms
- NO CHAIN
- Gas Central Heating
- Close To Local Amenities
- Charming Gardens

11 Spoonhill Road, Sheffield S6 5PA

Andersons are delighted to offer for sale this delightful three bedroom semi-detached property. Available with NO CHAIN and situated in the ever popular residential area of Stannington and ideally located for excellent amenities in the village including local shops, well regarded local schools, public transport and access to surrounding countryside. There are a wide range of further amenities in Hillsborough including Supertram, supermarkets, parks and leisure centre. The property has been a much loved family home for over 60 years and whilst being well presented throughout and benefiting from uPVC double glazing and gas fired central heating it is getting ready for some cosmetic upgrading. The property benefits from a detached garage, accessed via a shared driveway and stands in lovely, well maintained gardens.



Council Tax Band: C



Accommodation

Ground Floor

Entrance Hall

The property is accessed via a timber entrance door with complementary side panel. In the hallway there is a useful cloaks cupboard, a central heating radiator, coving to the ceiling and staircase which leads to the first floor accommodation.

Living Room

13'1" x 12'11"

A well-proportioned reception room which benefits from a front facing uPVC double glazed window with central heating radiator below, coving to the ceiling and a feature period tiled fireplace. Glazed sliding doors lead into the dining room.

Dining Room

9'10" x 9'1"

With a rear facing uPVC double glazed window which overlooks the rear garden, a central heating radiator, coving to the ceiling and feature timber fire surround.

Kitchen

9'10" x 7'0"

Fitted with a range of wood trimmed units above and below roll top work surfaces which incorporates a single drainer stainless steel sink. There is a side facing uPVC double glazed window, coving to the ceiling, tiled splash back, a central heating radiator, space for a freestanding cooker and space for an under the counter fridge. There is also a useful pantry which houses the electric meter and fuse box.

Porch

7'8" x 5'4"

Having sealed unit double glazed windows to three sides, a half glazed entrance door, useful storage cupboard and space for a tumble dryer.

First Floor

Landing

Having a side facing uPVC double glazed window, coving to the ceiling and an over stair storage cupboard which houses the Worcester

combination boiler. Access to the loft storage space is also available here.

Bedroom One

12'11" x 10'0"

A well-proportioned bedroom which benefits from a large front facing uPVC double glazed window, coving to the ceiling, a central heating radiator and built in overhead storage.

Bedroom Two

9'10" x 9'2"

A further double bedroom which has a rear facing uPVC glazed window, central heating radiator, coving to the ceiling and built-in bedroom furniture.

Bedroom Three

7'2" x 6'11"

Having a rear facing uPVC window and built-in bedroom furniture. Please note there is no central heating radiator in this room.

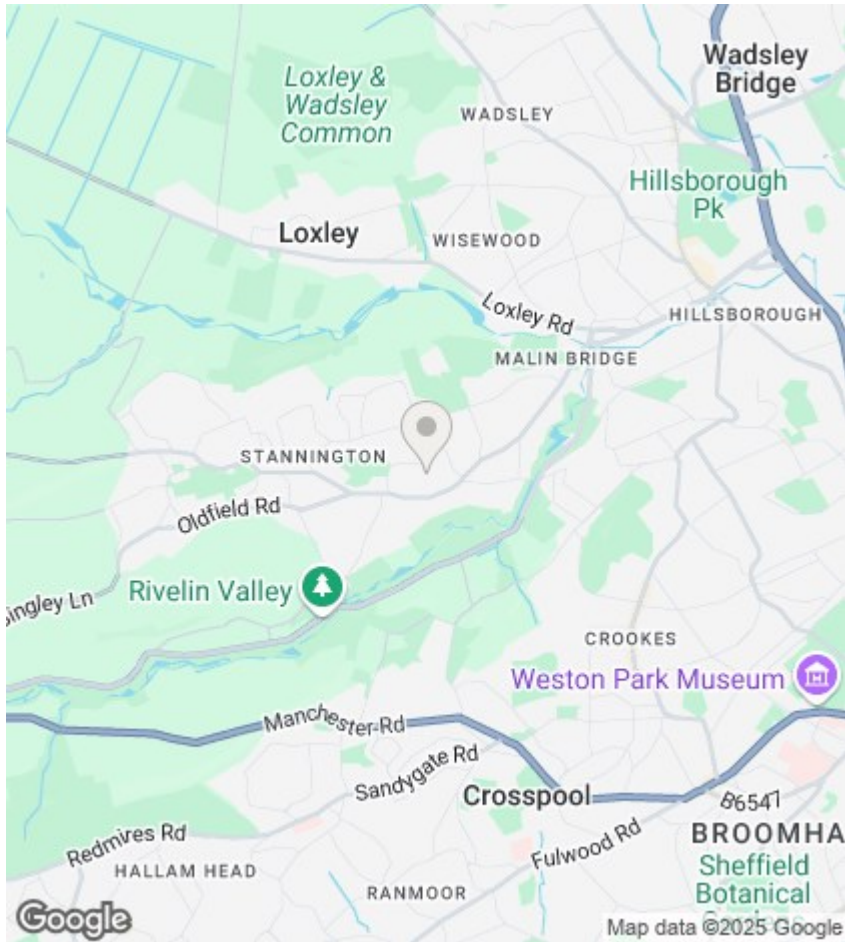
Shower Room

5'10" x 5'8"

Fitted with a modern three piece suite comprising of a corner shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin. There is a chrome ladder style heated towel radiator, side facing UPVC double glazed window and tiles to the walls.

Outside

To the front of the property sees a charming garden with lawn area, raised floral beds, low level shrubs and spiral topiary tree. A shared driveway leads to the side of the property to an area of car standing in front of a single detached garage. To the rear of the property is a lovely lawned garden with mature, well stocked floral beds, an ornamental pond and a lean to greenhouse.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 35.5 sq. metres (382.3 sq. feet)

Ground Floor

Approx. 39.3 sq. metres (423.2 sq. feet)

