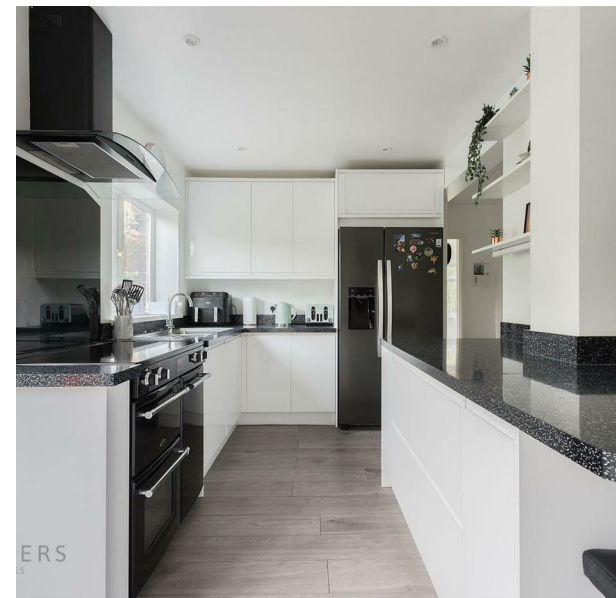


174 Greaves Lane, Stannington, Sheffield, S6 6BE
£575,000

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Council Tax Band: E

A stunning four bedroom, two bathroom detached home which is located on this secluded backwater location in Stannington, overlooking historic woodland! Perfect for families, the property is situated on a large plot and has modern styling throughout. Positioned close to shops and amenities including regular bus and Supertram routes giving easy access to the universities, hospitals and the city centre, the property is also within the catchment area for popular local schools and the Rivelin Valley. With double glazing and gas central heating throughout, the property in brief comprises; spacious living room, hallway/lobby area, kitchen with modern fittings, a dining room, utility room, bedroom four with en-suite shower room and separate wc. To the first floor there is a landing area, three bedrooms and a family bathroom. Outside, there is a driveway with off road parking for approx. four cars, a detached double garage, raised patio with views to the front and a useful storage room beneath the living room, whilst to the rear is a long south facing garden with patio, lawn and surrounding hedges. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! Freehold tenure, council tax band E. The property also has approved planning permission for a single story rear extension to the kitchen, enquire for more details on this.

Living Room

Access to the property is gained through a side facing entrance door which leads to the bright, spacious and inviting living room, Bursting with natural light and overlooking woodland, this well presented room has large front and side facing upvc double glazed windows, a radiator and feature fireplace with electric fire and surround. A door leads to the hallway/lobby area.

Hallway/Lobby Area

A spacious room which has a staircase rising to the first floor accommodation, useful under stairs cupboard, a radiator and inner window to the living room.

Kitchen

A modern and stylish kitchen which has fitted wall and base units with a quartz effect worksurface incorporating a stainless steel sink and drainer unit. With space for a range cooker and american fridge freezer, there is also an integrated dishwasher. With laminate flooring, ample storage space, a radiator, rear facing upvc double glazed window and a rear facing upvc double glazed french doors leading to the outside. The room opens to the dining area.

Dining Room

A cosy and ambient room having space for a dining table and chairs, a radiator, continued laminate flooring from the kitchen, a feature cast iron decorative fireplace and useful fitted storage.

Utility Room

A useful addition to the property, having fitted base units with a laminated worksurface incorporating a stainless steel

sink and drainer unit. With space for a washing machine and under counter fridge, a radiator and vinyl flooring.

Bedroom Four

A bright and spacious double sized room which has front and side facing upvc double glazed windows bringing much light into the room and a radiator. A door leads to the en-suite shower room.

En-Suite Shower Room

Another great addition to the property, having a suite comprising of a shower enclosure, vanity wash basin and a low flush wc. With a side facing upvc double glazed window, radiator and vinyl flooring.

Downstairs WC

Located off the hallway, having a low flush wc, vanity wash basin and a rear facing upvc double glazed window.

First Floor Landing Area

A staircase ascends from the hallway/lobby area and leads to the first floor landing area, which has front facing upvc double glazed window commanding far reaching views, a useful fitted storage cupboard and doors to all rooms on this floor.

Master Bedroom

A double sized master bedroom which enjoys a dual aspect style layout having front and rear facing upvc double glazed windows. Having a radiator and ample space for bedroom furniture.

Bedroom Two

The second bedroom is another double sized room which has

rear and side facing upvc double glazed windows bringing much light in and a radiator.

Bedroom Three

A large single sized room which has a front facing upvc double glazed window and a radiator.

Family Bathroom

A modern styled bathroom which has a suite comprising of a panelled bath with shower above, a pedestal wash basin and a low flush wc. With vinyl flooring, a chrome towel radiator and a rear facing upvc double glazed window.

Outside

Situated on a large plot of land, to the front there is a long driveway providing parking for approximately four cars leading to the detached double garage and steps rise to a patio area which enjoys views over woodland and gains access to the property. A door gives access to the spacious storage room beneath the living room, which has power and lighting, and a path to the side of the property leads to the rear where there is a fantastic south facing landscaped garden having a patio area with immediate access to the kitchen and a long raised lawned area with further raised garden area to the rear. With surrounding borders, shrubs, hedges and fencing for additional privacy.

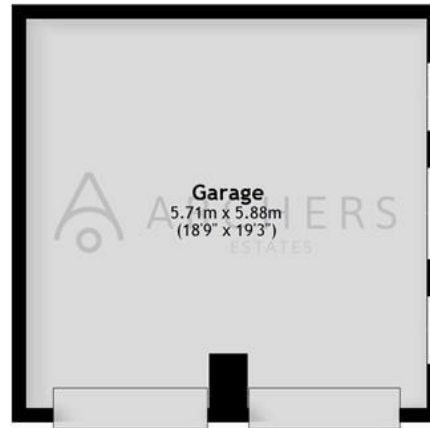
Detached Double Garage

A good sized double garage which has two up and over doors, side facing windows, power and lighting and is perfect for car enthusiasts or could be converted for a multitude of uses.



Outbuilding

Approx. 33.6 sq. metres (361.4 sq. feet)



Ground Floor

Approx. 81.0 sq. metres (871.4 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



Total area: approx. 165.9 sq. metres (1785.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

174 Greaves Lane, Sheffield

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	80
England & Wales		EU Directive 2002/91/EC	