

8 Red Oak Lane, Stannington, Sheffield, S6 6BF  
£350,000

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**8 Red Oak Lane, Stannington, Sheffield, S6 6BF**

**£350,000**

**Council Tax Band: D**

A stunning, modern styled three bedroom extended semi detached home, which is located on a cul-de-sac and on the cusp of open countryside in Stannington village! Perfect for families, the property enjoys contemporary styling throughout and boasts an orangery to the rear and a separate garage. Situated close to a wealth of shops, cafes and amenities, the property is well served by regular bus routes giving access to the City Centre, Universities, Hospitals and open countryside. The property is also within the catchment area of popular local schools. With double glazing, gas central heating (with a newly fitted boiler) and underfloor heating to the orangery, the property in brief comprises; entrance lobby, downstairs wc, lounge, dining kitchen with recently fitted units and appliances, and orangery which has access to the rear. To the first floor there is a landing area, three bedrooms and a modern shower room. Outside, there is a small garden to the front whilst to the rear is a private garden space with decking and a lawn. There is a separate garage located in the cul-de-sac in front of the home. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates to book your visit! Council tax band D, leasehold tenure - 200 year lease from 1996, £30 per annum ground rent. AVAILABLE TO THE MARKET WITH NO CHAIN INVOLVED.

### **Entrance Lobby**

Access to the property is gained through a front facing composite door which leads to the lobby area, which has doors leading to the wc and the lounge.

### **Downstairs WC**

A useful addition to the home, having a modern low flush wc and a vanity wash basin.

### **Lounge**

A bright, spacious and welcoming lounge which has a front facing upvc double glazed bay window with fitted plantation shutters, two further rear facing upvc double glazed windows, a feature fireplace and a staircase rising to the first floor with storage cupboard beneath. The room opens to the dining kitchen.

### **Dining Kitchen**

A modern and tastefully designed dining kitchen which has recently fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and electric hob with extractor above. There are integrated appliances including an electric oven, microwave, fridge freezer and washing machine. With laminate flooring, a front facing upvc double glazed window, radiator and space for a dining table. The room opens to the orangery.

### **Orangery**

A fantastic addition to the home, this bright and versatile orangery could be used as an additional sitting room, dining room or large office. Having three rear facing and one side facing upvc double glazed windows, a glazed roof, laminate flooring with underfloor heating, a radiator and doors leading to the rear garden.

### **First Floor Landing Area**

A staircase ascends from the lounge and lead to the first floor landing area, which has a front facing upvc double glazed window, a radiator and loft hatch. Doors lead to all rooms on this level.

### **Master Bedroom**

A good sized master bedroom which has a rear facing upvc double glazed window, fitted wardrobes, a radiator and vinyl flooring.

### **Bedroom Two**

The second bedroom is a spacious double room which has a rear facing upvc double glazed window, fitted wardrobes and a radiator.

### **Bedroom Three**

A single sized bedroom which has a front facing upvc double glazed window, a radiator and vinyl flooring.

### **Shower Room**

A modern shower room which has a suite comprising of a shower enclosure, vanity wash basin and a low flush wc. With vinyl flooring, a towel radiator, and front facing upvc double glazed window.

### **Outside**

To the front of the property there is a small lawn area with steps rising to the entrance door. To the rear there is a lovely private garden with raised decked area and a lawned garden space surrounded by fencing and shrubs.

### **Garage**

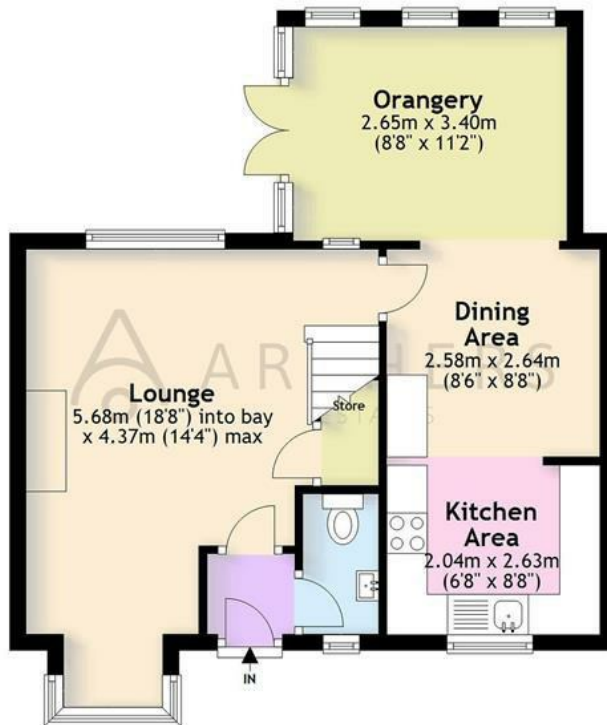
There is an allocated garage located to the front of the property which has an up and over door. It is ideal for storage purposes.





### Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



### First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



### Outbuilding

Approx. 13.0 sq. metres (139.4 sq. feet)



Total area: approx. 90.9 sq. metres (978.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	