



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

11 Stanwood Drive, Stannington, Sheffield, S6 5HZ

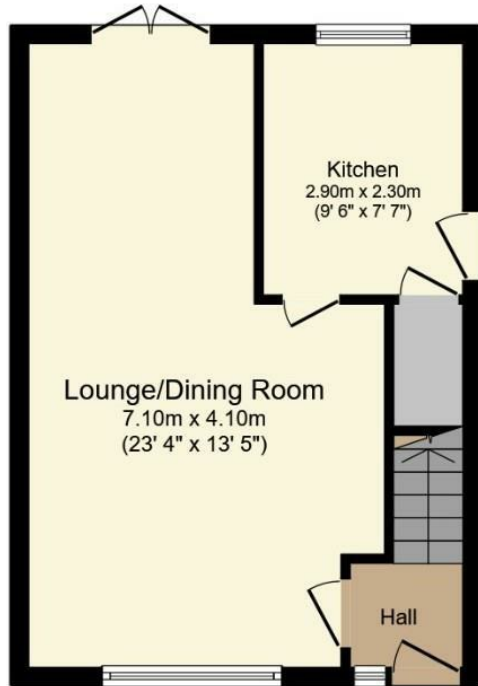
# 11 Stanwood Drive, Stannington, Sheffield, S6 5HZ

Asking Price £250,000

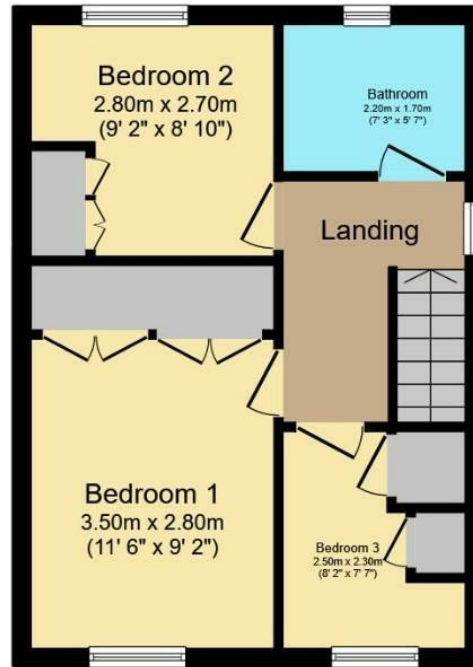
\*\*\*GUIDE PRICE £250,000 - £260,000 \*\*\*

Hunters Hillsborough are delighted to present a superb three bedroom semi detached corner plot with a detached double garage situated on a quiet cul de sac in the highly popular district of Stannington. Offering gardens to the front, side and rear, viewing is highly recommended. Entry to the property via the front door into the entrance hallway with stairs rising to the first floor and access to all downstairs rooms. A door takes you through to an open plan lounge/diner with neutral decor and dual aspect windows. French doors from the diner lead out to the sun soaked gardens. Kitchen with white high gloss wall and base units with accompanying work surfaces. Integrated electric oven and gas hob, tall fridge freezer and space for a freestanding washing machine. Pantry with shelving space and side door out to the garden. Upstairs, the property enjoys a master bedroom with a superb range of built in cupboards, further double bedroom with a range of modern fitted wardrobes and single with well planned fitted wardrobe and media shelf. Family bathroom with a white three piece suite comprising bath, shower over bath, W/C and sink basin. Outside there is a detached garage with power housing a tumble dryer and there is parking at the front of the garage. The front garden has a pebbled area with a range of planters. Access to the side garden with a patio and steps up to the side of the garage and a garden shed used as a home office. To the rear is a substantial lawn with a patio area and raised sleeper plant beds with mature shrubs and plants. The property has a full CCTV and Alarm system included that is operated via your mobile phone.

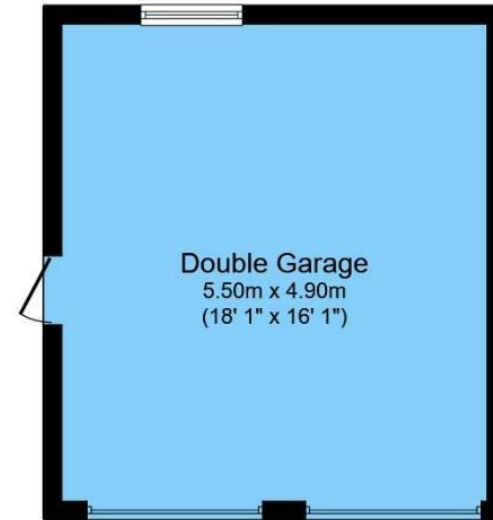
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**



**Garage**

Total floor area 98.8 m<sup>2</sup> (1,063 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## LOCAL AREA

Stanwood Drive is located off Stannington Road offering access to local transport links, including key bus routes into the city centre, Malin Bridge and Hillsborough. Good local schools in the area along with the green spaces of Loxley and Rivelin Valley.

## General Remarks

### TENURE

This property is Freehold.

### RATING ASSESSMENT

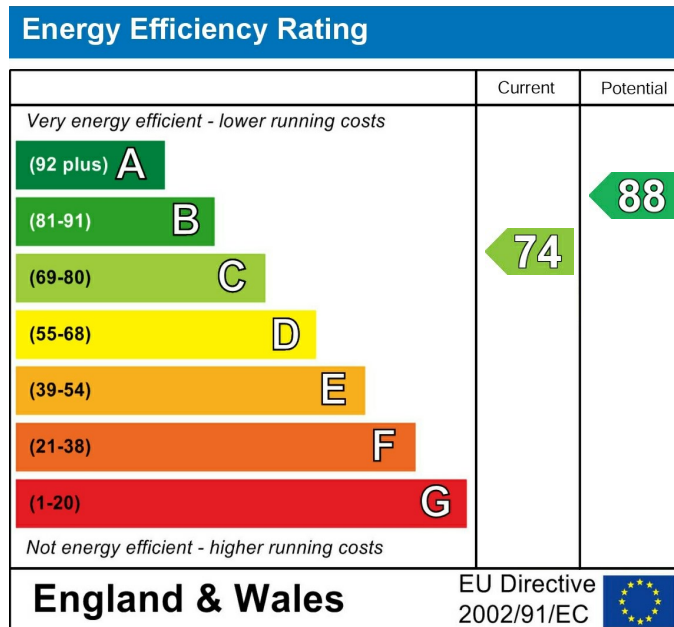
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





