



Fairbarn Way, Stannington, S6

Asking Price £190,000

- FREEHOLD
- THREE BEDROOM END TERRACED PROPERTY
- ELEVATED COUNTRYSIDE VIEWS
- COUNCIL TAX BAND A - £1,516
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- LARGE ENCLOSED REAR GARDEN
- DECEPTIVELY SPACIOUS
- POPULAR AREA
- VIEWING ESSENTIAL

Fairbarn Way, Stannington, S6

**** FREEHOLD - LOVELY THREE BEDROOM FAMILY HOME **** This beautifully presented home offers space and comfort to the successful buyer. Located in this popular area of Stannington with good schools, transport links and local amenities all on hand. This end terrace three bedroom property is an ideal choice for the first time buyers out there or those looking for a home they can move straight into with no works required. The property briefly comprises of; Entrance porch; Hallway; Stairs down to the lower level; Open plan lounge dining room; Kitchen; Downstairs wc; Stairs to the first floor; Generous size primary bedroom with built in wardrobe storage; Two further good size bedrooms; Family bathroom; Rear garden;



Council Tax Band: A



ENTRANCE PORCH

This useful space is accessed via a uPVC part obscure glazed entrance door, with; Built in storage area; Tiled flooring; Recessed ceiling spot light; Obscure glazed door into the hallway;

HALLWAY

Having; Carpet flooring; Recessed ceiling spot lights; Stairs up to the first floor landing and down to the lower level hallway;

STAIRS TO THE LOWER LEVEL

OPEN PLAN LOUNGE DINING ROOM

This spacious family living area has;

LOUNGE AREA

Having; uPVC double glazed window to the rear elevation; Carpet flooring; Recessed ceiling spot lights; Central heating radiator;

DINING AREA

With; uPVC double glazed sliding patio doors into the rear garden; Wood effect flooring; Recessed ceiling spot lights; Central heating radiator;

KITCHEN

This modern kitchen is immaculately presented and comprises of; White gloss wall, base and drawer units and grey marble effect work tops; Tiled splashbacks; Under unit lighting; 1 1/2 sinks and drainer with hose kitchen tap; uPVC double glazed window to the front elevation; Integrated double oven and gas hob with extractor unit above; Space and plumbing for a washing machine, dryer and an upright fridge freezer; Recessed ceiling spot lights; Wood effect flooring; Central heating radiator;

DOWNSTAIRS WC

With; WC; Wash basin set into vanity storage unit; uPVC obscure glazed window to

the front elevation; Part tiled walls; Tile effect flooring; Ceiling light point; Vertical heated towel rail;

LOWER LEVEL HALLWAY

With; Carpet flooring; Recessed ceiling spot lights; Multiple built in storage cupboards; Solid doors to the lounge, kitchen and the downstairs wc;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This generous size primary bedroom has; A large uPVC double glazed window to the rear elevation; Built in black gloss wardrobe storage to one wall; Carpet flooring; Recessed ceiling spot lights; Central heating radiator;

BEDROOM TWO

A further double bedroom with; uPVC double glazed window to the front elevation; Wood effect flooring; Recessed ceiling spot lights; Central heating radiator;

BEDROOM THREE

Comprising of; uPVC double glazed window to the rear elevation; Carpet flooring; Recessed ceiling spot lights; Central heating radiator;

FAMILY BATHROOM

This tasteful family bathroom has; WC; Wash basin set into vanity unit; Corner shower enclosure with wall mounted rain head shower and hand held shower attachment with side screen doors; Bath; uPVC obscure double glazed window to the front elevation; Tiled walls and flooring; Wall mounted illuminated mirror; Vertical heated towel rail; Recessed ceiling spot lights; Extractor fan;

FIRST FLOOR LANDING

With; Carpet flooring; Recessed ceiling spot lights; Solid doors to the three bedrooms and the family bathroom;

REAR GARDEN

This spacious garden has; A paved entertaining area; The middle section is predominately laid to lawn; The rear of the garden has a decked entertaining area to one side and a concrete section to the other side; The garden is surrounded by mature shrubs and planting; Fence borders;

DISCLAIMER

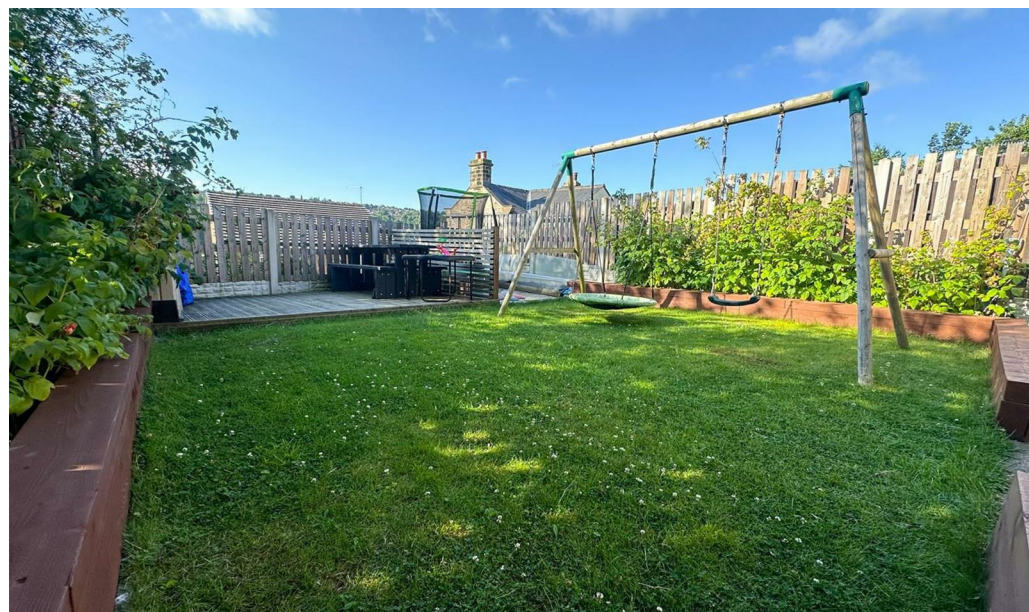
1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

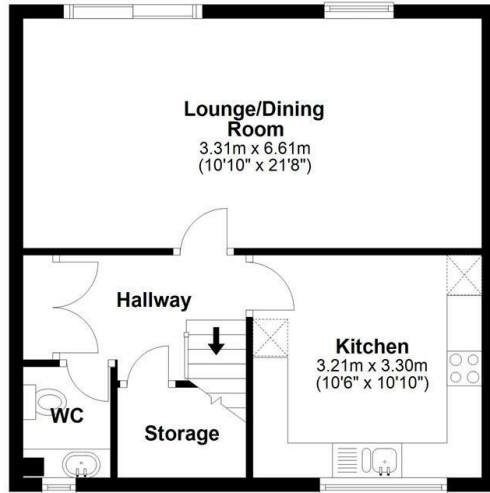
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





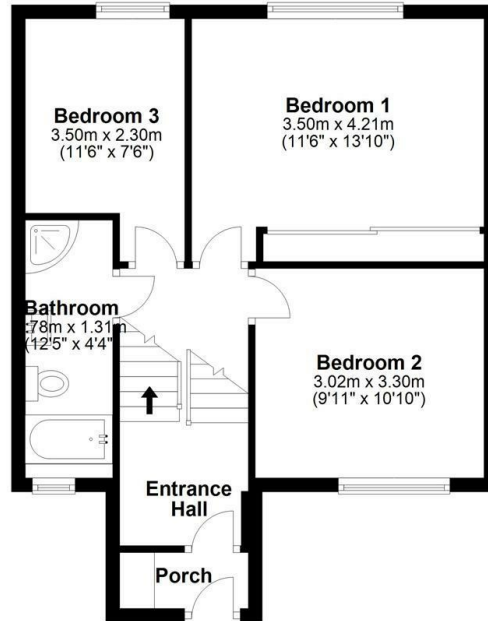
Ground Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



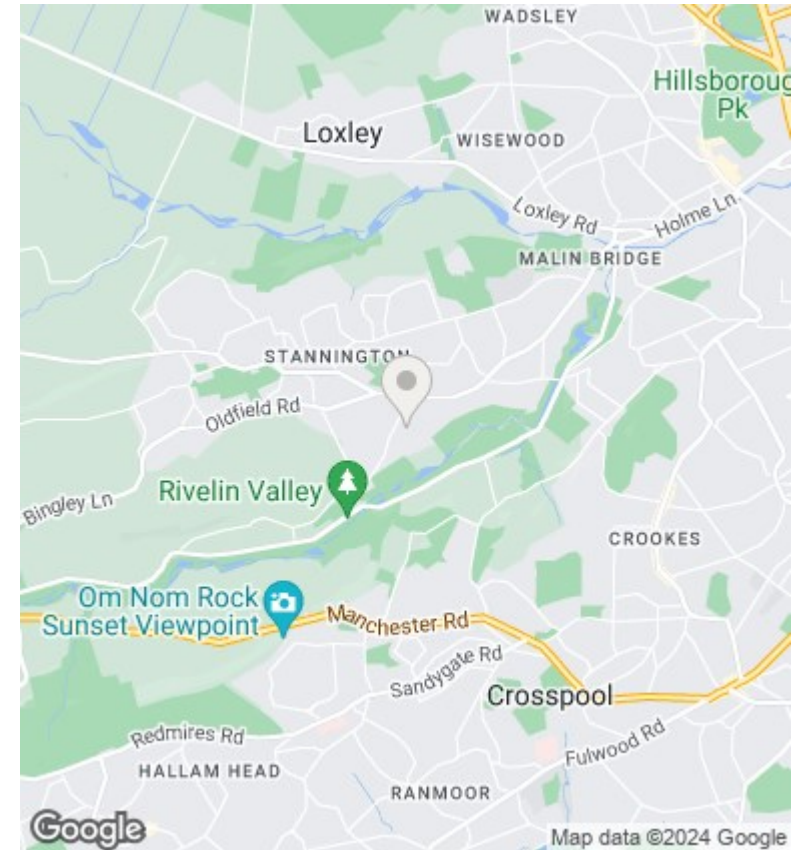
First Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



Total area: approx. 91.0 sq. metres (979.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

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