

Saxton Mee



Stannington Road Stannington Sheffield S6 5QN
Offers Around £250,000

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Offered for sale chain free is this spacious two bedroom semi detached property which enjoys a south facing garden and benefits from off-road parking and a utility room. The property offers exciting potential with planning permission granted in 2024 for a contemporary side extension, substantially enlarging the property. See Planning Application Ref 23/03762/FUL on the council planning portal. The property is situated in this popular residential location, close to excellent amenities.

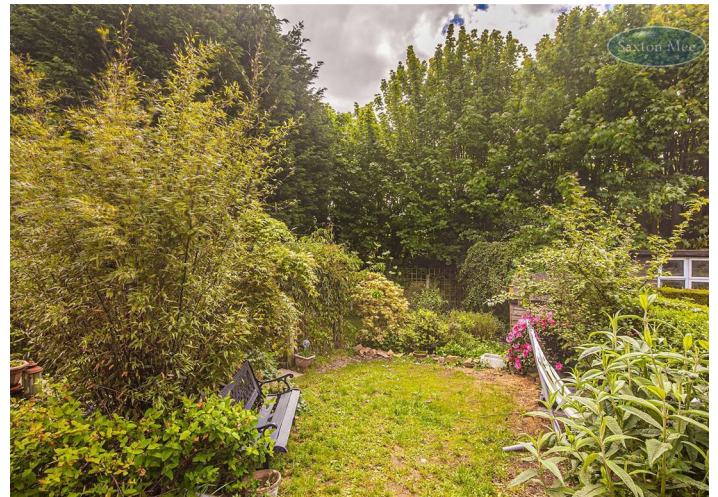
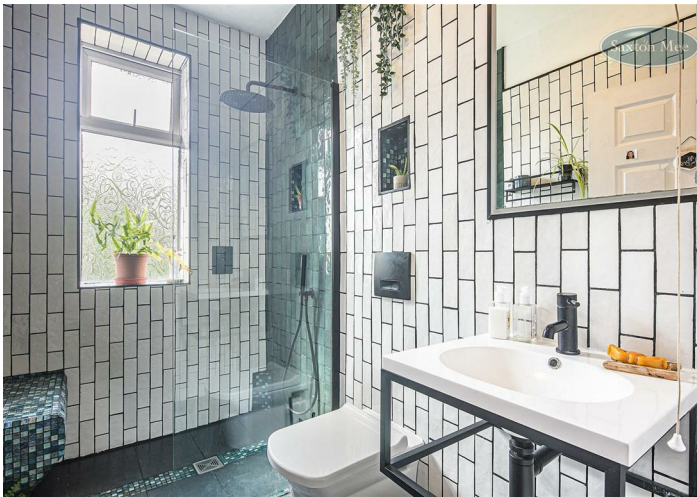
In brief, the living accommodation comprises: enter via a side entrance door into the lobby with access to the lounge and kitchen/diner. The bay windowed lounge has a multi-fuel log burner and wood floors. The kitchen/diner has a range of shaker style fitted cupboards with contrasting worktops and integrated appliances, including a double oven and an electric hob. A door then opens into the off shot utility room which has space and plumbing for both a washing machine and tumble dryer.

From the lobby, a staircase rises to the first floor landing with access into the principal double bedroom which is to the front aspect and has a bay window, wood floors and a picture rail. The stunning contemporary shower room has a large walk-in shower enclosure, wash hand basin, and WC with a concealed cistern. There is a small double bedroom to the rear aspect and a separate study area which could be extended to make a larger second bedroom.

From the landing area a staircase leads to a boarded attic.

- CHAIN FREE
- SOUTH FACING GARDEN
- PLANS FOR SIDE EXTENSION
- EXCITING POTENTIAL
- TWO BEDROOMS WITH STUDY
- OFF ROAD PARKING
- POPULAR LOCATION
- CLOSE TO EXCELLENT AMENITIES





OUTSIDE

Outside there is a small garden area to the front of the property along with a block paved driveway allowing off road parking for several cars. To the side of the property is a large decked terrace which is ideal for outdoor eating and entertaining. At the rear is a superb private south facing garden that features lawn areas, planted beds with a variety of established plants, a paved patio, and a timber shed.

LOCATION

Stannington Village has excellent local amenities, and easy access into Sheffield. The Peak District is also within easy reach. Stannington Park is close-by, with plenty of green open space, a bowling green, and a café within the park. There are local pubs close-by. Sheffield City Centre is just four miles from Stannington, where you will find a wealth of shops, and attractions like The Crucible Theatre, cinemas, live music venues, and much more. The edge of the Peak District is only minutes away, where hundreds of miles of hiking routes, charming historic towns and famous scenery awaits. Visit pretty rural towns like Edale, Castleton and Hope Valley, or natural attractions such as Kinder Scout nature reserve, Jacob's Ladder, Ladybower Reservoir, and the Blue John Cavern.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

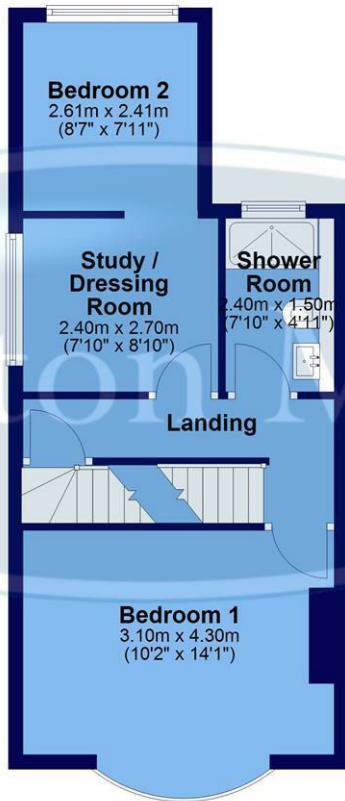
Ground Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



Second Floor

Approx. 16.3 sq. metres (175.9 sq. feet)



Total area: approx. 93.8 sq. metres (1010.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-10)	G		
Not energy efficient - higher running costs		66	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-49)	C		
(35-34)	D		
(21-20)	E		
(11-10)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions		67	72
England & Wales		EU Directive 2002/91/EC	