



Flask View Stannington Sheffield S6 6FF
Price £325,000

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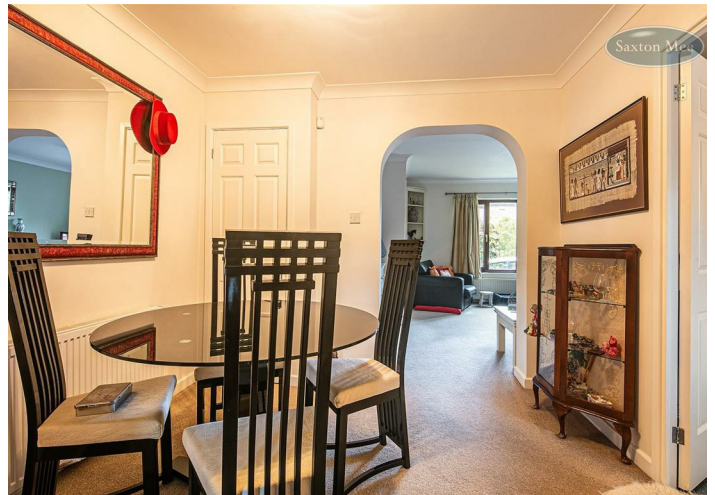
Price £325,000

This impressive, thoughtfully extended three bedroom semi-detached house is located on a quiet cul-de-sac within the highly sought after Acorn estate in Stannington S6. Well presented throughout the property benefits from spacious living areas, two bathrooms, a west facing enclosed garden, and a good sized private drive which leads to a single garage.

Briefly the accommodation on the ground floor includes a porch that leads into an inner lobby, a lounge that features an electric fire and then opens to a dining area, a 'snug' that has a vaulted ceiling, and a conservatory which leads to the garden. Furthermore there is a shower room on the ground floor which includes a WC, and a John Lewis kitchen which has a range of integrated appliances including a slimline dishwasher, fridge, freezer, electric oven, microwave, and a five ring gas hob.

On the first floor there is a double bedroom to the front aspect, a second double to the rear that has fitted wardrobes, a single bedroom, and a bathroom that has a white suite with a shower over the bath.

- CUL-DE-SAC LOCATION
- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- EXTENDED SEMI-DETACHED
- WELL PRESENTED
- GOOD SIZED LIVING AREA
- WEST FACING GARDEN
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER LOCATION
- EXCELLENT AMENITIES





OUTSIDE

To the front of the property there is a small lawn area, a planted bed, and a block paved driveway that leads to a single garage. At the rear there is a west facing enclosed garden that has an artificial lawn area, a paved patio area, and heavily stocked beds.

LOCATION

Located in this extremely popular development, just off Acorn Drive. Excellent local shops within the village including two supermarkets, hardware shop, etc. Local park. Superb catchment for good local infant, junior and secondary schools. Easy access to motorway. Sheffield city centre is approximately 5 miles.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 22nd November 1976 (150 years remaining).

The property is currently Council Tax Band C.

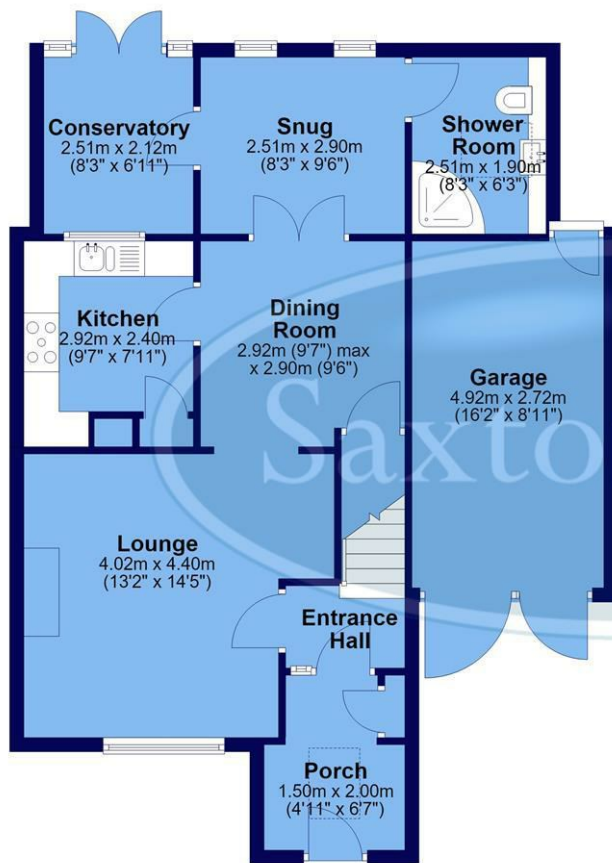
VALUER

Chris Spooner MNAEA

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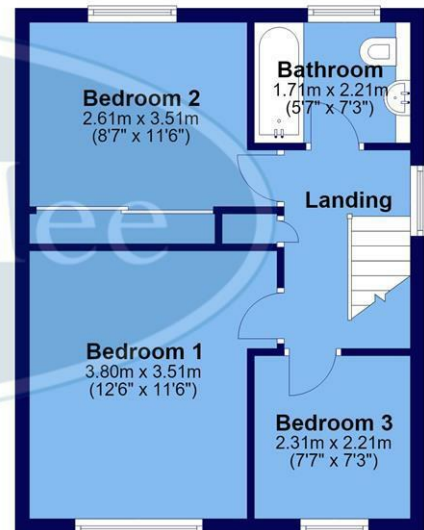
Ground Floor

Approx. 73.7 sq. metres (793.5 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Total area: approx. 111.7 sq. metres (1202.6 sq. feet)

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

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