



Stannington Road, Stannington, S6

£800 Per Month

- RECENTLY RENOVATED
- FIRST FLOOR MAISONETTE
- TWO LARGE DOUBLE BEDROOMS
- CLOSE TO GOOD LOCAL AMENITIES AND SCHOOLS
- BOND - £923
- POPULAR S6 AREA
- LARGE OPEN PLAN LIVING SPACE
- BUILT IN STORAGE THROUGHOUT
- RENT - £800PCM
- COUNCIL TAX BAND A - £1670.22

463 Stannington Road, Sheffield S6 5QP

****POPULAR S6 LOCATION**** This two bedroom maisonette is located in an elevated position in the Stannington area of Sheffield. With spacious rooms throughout and benefiting from an of road parking space. The property is ideal for individuals, couples or small families. Laying with the catchment for good local schools and close to transport links into Hillsborough, the City Centre and beyond.

The property briefly comprises of; Entrance hallway; Lounge dining room; Kitchen; Stairs to the second floor; Two double bedrooms ,both with storage; Family bathroom; To the outside communal parking



2



1



1



Council Tax Band: A



ENTRANCE

Two flights of stairs lead to the apartments private entrance door; Accessed via a uPVC part glazed door, with obscure glazed side windows providing light to the hallway; Having; Laminate flooring; Central heating radiator; Ceiling light point; Stairs rising to the first floor; Solid door in to the lounge dining room;

into the property is gained from the balcony area; Communal gardens and parking.

OPEN PLAN LIVING, DINING KITCHEN

This newly fitted kitchen comprises of; A range of grey coloured wall, base and drawer units, with black roll top work surfaces; Stainless steel sink and drainer, with mixer tap; Integrated oven and hob with extractor hood above; Washing machine; Tiled splashback; Wall mounted boiler; Ceiling light point; Laminate flooring; uPVC double glazed window to the front elevation;

This spacious reception room has; A large uPVC double glazed window to the rear elevation; Two central heating radiators; Two ceiling light points; Laminate flooring; Solid doors to two storage cupboards;

BEDROOM ONE

This good sized primary bedroom has; Large uPVC double glazed window to the front elevation, providing good natural light to the room; Built in storage; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM TWO

A further good sized double bedroom with; uPVC double glazed window and door to the balcony to the rear elevation, offering elevated views across Stannington; Built in storage; Carpet flooring; Central heating radiator; Ceiling light point;

BATHROOM

Consisting of; Bath with wall mounted shower; WC; Wash basin; Vinyl flooring; Ceiling light point; Central heating radiator; Marble effect dry wall panelling; Extractor fan;

FIRST FLOOR LANDING AND STAIRS

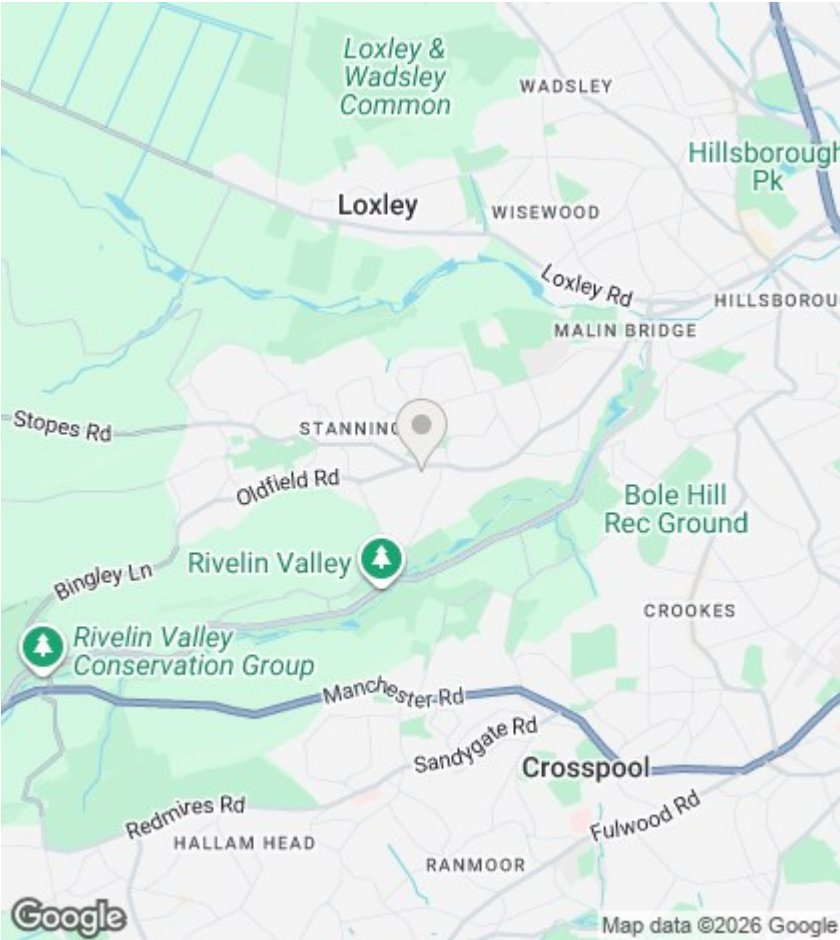
Having; Carpet flooring; Painted wooden balustrade; Ceiling light point; Solid doors to the two bedrooms, the family bathroom and a storage cupboard;

OUTSIDE

Having; Paved path leading to the apartment block; Two flights of stairs lead up to the properties entrance; Access







Directions

Viewings

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

EPC Rating:

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