



Myers Grove Lane Stannington Sheffield S6 5LA
Guide Price £425,000

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GUIDE PRICE £425,000-£450,000 ** FABULOUS SIZED PLOT ** POSSIBLE DEVELOPMENT OPPORTUNITY ** SPACIOUS DETACHED BUNGALOW ** GARAGE ** An exciting opportunity has arisen to purchase a spacious two/three bedroom detached bungalow situated on a fabulous sized plot within the popular suburb of Stannington S6.

The property has been well maintained and lovingly cared for, and now represents an exciting opportunity to personalise the bungalow to your own tastes. There is a possibility that the property/land could be developed subject to planning permission with obvious potential to demolish and build a larger or second property.

The property has fantastic sized gardens which wrap around three sides of the property and the benefit of a driveway providing off-road parking for several vehicles and this leads to the garage which has an electric garage door.

The accommodation currently comprises a spacious entrance hall, a large lounge which has dual aspect windows including fabulous views of the garden, a fitted kitchen which has space for a small table and chairs, a separate dining room that leads into a useful conservatory, a separate WC, two double bedrooms which each have fitted wardrobes, and a well appointed fully tiled wet/shower room. There is also access into the spacious, boarded loft space and this houses the gas boiler.

- NO ONWARD CHAIN
- DETACHED BUNGALOW
- FABULOUS SIZED GARDENS
- GENEROUS OFF ROAD PARKING + GARAGE
- TWO/THREE BEDROOMS
- DECEPTIVELY SPACIOUS
- POTENTIAL DEVELOPMENT
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- EXCITING OPPORTUNITY





OUTSIDE

The property is set well back from the road by way of a block paved drive that leads to a spacious garage and offers off road parking for several vehicles. There are fantastic sized gardens which wrap around three sides of the property and include large lawn areas, a paved patio, and well established fruit trees, hedging and shrubs.

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

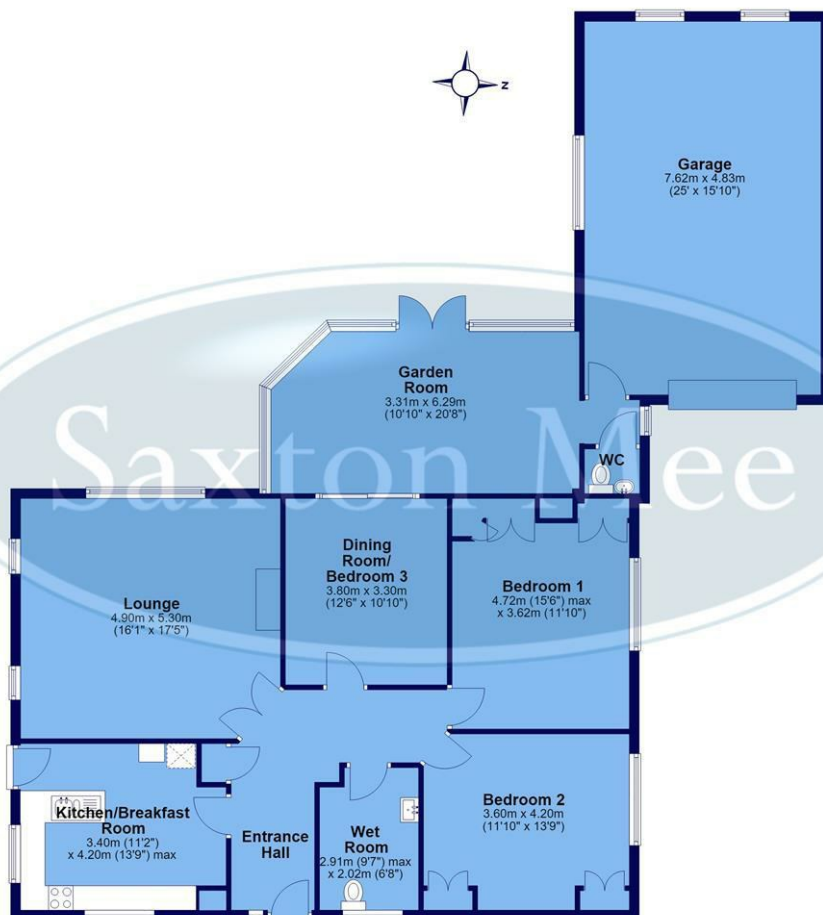
The property is Freehold and currently Council Tax Band C.

VALUER

Chris Spooner MNAEA

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. 164.6 sq. metres (1771.6 sq. feet)



Total area: approx. 164.6 sq. metres (1771.6 sq. feet)

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

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