



8, Stanage Rise

Sheffield, S12 4SB

The Property
Guide Price £180,000-£190,000

This well-proportioned semi-detached home offers accommodation arranged over two floors, together with off-road parking, a detached garage and a good-sized rear garden.

The property is entered through a useful front entrance porch, which opens into the main accommodation. To the front is a spacious living room, featuring a large bay window which provides plenty of natural light.

To the rear is the kitchen, fitted with a range of shaker-style wall and base units, contrasting work surfaces and space for a selection of freestanding appliances.

On the first floor are two bedrooms, including the master bedroom with a wide bay window. The second bedroom enjoys a pleasant outlook over the rear garden. Completing the first-floor accommodation is the family bathroom, fitted with a white suite comprising a bath with shower over, wash basin and WC.

A further useful occasional bedroom/home office/ storage loft can be found within the roof space. Featuring roof window providing natural light, this versatile space could suit a variety of uses. Please note that access is via loft ladders and the room is therefore described as an occasional room rather than a conventional third bedroom or easily accessible space.

Outside, the property benefits from a low-maintenance gravelled frontage alongside a driveway providing off-road parking and access to the rear.

The rear garden is a good size, predominantly laid to lawn with a decked seating area and established boundary planting. A driveway runs through the garden to a detached brick-built garage, providing useful additional parking or storage.

The Location

Frecheville is a popular residential suburb in south-east Sheffield, offering a good mix of local amenities, schools and green spaces. The area is well placed for access to Crystal Peaks Shopping Centre, Drakehouse Retail Park and nearby transport links, including the Supertram network. With a range of shops, parks and everyday services close at hand, together with convenient road connections to Sheffield city centre and the wider motorway network, Frecheville is a well-established and practical location for families, professionals and commuters alike.

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search*

Water and Drainage Search*

Coal and Mining Search*

Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.



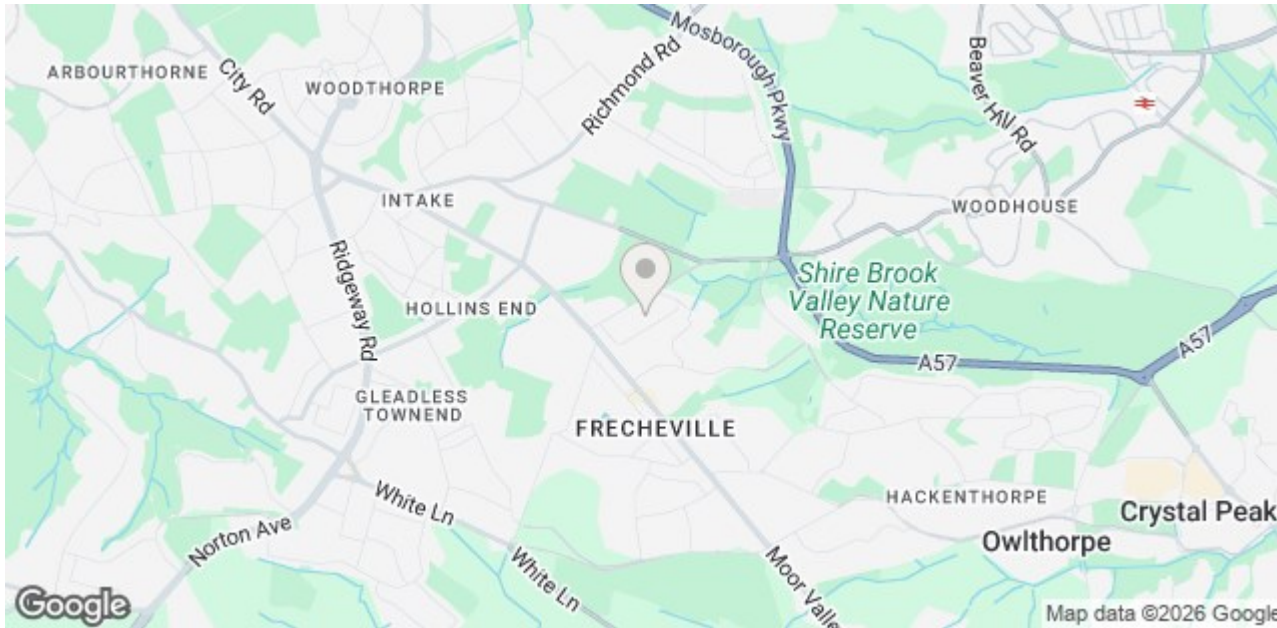
- Two bedroom semi-detached home
- Spacious bay-fronted living room
- Fitted kitchen overlooking the rear garden
- Family bathroom with electric power shower over bath
- Off-road parking to the front and rear with detached garage
- Generous rear garden with decked seating area
- Tenure: Freehold. EPC Rating: D
- Occasional Room in attic space complete with storage, electricity and Velux window
- Perfect for First Time Buyers







Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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