



Woodfarm Close Stannington Sheffield S6 5LU
Price £200,000

Woodfarm Close

Sheffield S6 5LU

Price £200,000

****FREEHOLD ** POPULAR LOCATION ** THREE GOOD SIZED BEDROOMS ****

This beautifully presented three-bedroom, two bath/shower room mid-terraced property occupies an enviable position within the popular suburb of Stannington, offering excellent access to a range of highly regarded local schools, amenities and transport links.

The property has been thoughtfully maintained and stylishly presented throughout, featuring contemporary décor, a modern kitchen and bathroom, excellent storage provisions and a particularly impressive rear garden, making it an ideal home for a range of buyers.

The accommodation briefly comprises: a welcoming entrance porch leading into the entrance hall, three well-proportioned bedrooms, a modern family bathroom fitted with a white suite, a downstairs shower room, a spacious contemporary kitchen, and a generous lounge/dining room. The reception room benefits from French doors opening directly onto the attractive rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Early viewing is highly recommended to fully appreciate the quality, space and location this attractive home has to offer.

- BEAUTIFULLY PRESENTED
- CONTEMPORARY DECOR
- IMPRESSIVE REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- EXCELLENT STORAGE
- SPACIOUS KITCHEN
- WELL APPOINTED BATHROOM & A DOWNSTAIRS SHOWER ROOM
- CLOSE TO AMENITIES
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

To the front there is a paved private garden area which is securely fenced off. To the rear is a good sized garden that features a lawn area, planted beds, 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 A.

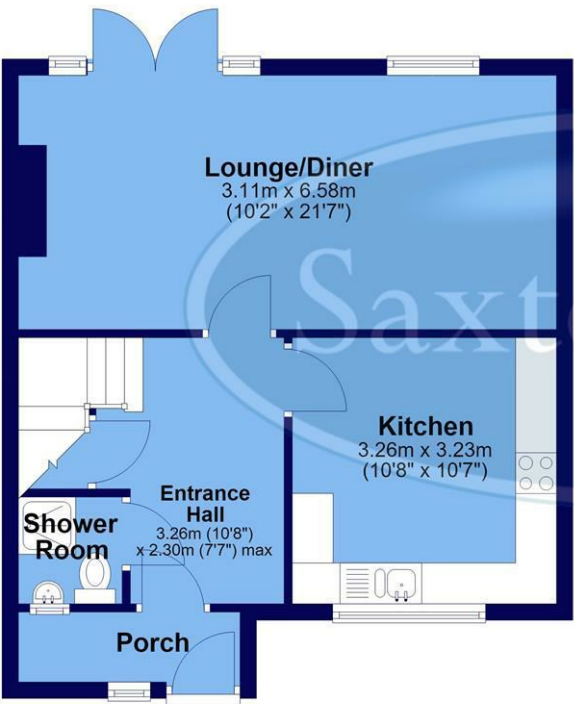
VALUER

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. 45.1 sq. metres (485.2 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 87.6 sq. metres (943.4 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

