

Saxton Mee



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Carlby Road Stannington Sheffield S6 5HP
Price Guide £190,000

St Luke's
Sheffield's Hospice

Carlby Road

Sheffield S6 5HP

Price Guide £190,000

GUIDE PRICE £190,000-£200,000 ** FREEHOLD ** Situated in this popular residential area of Stanington is this superbly presented, two bedroom mid terrace property which enjoys a west facing rear garden and benefits from uPVC double glazing and gas central heating. The property is within walking distance to local amenities and has easy access to public transport links, local schools, Sheffield City Centre and open countryside.

Tastefully decorated throughout, the living accommodation briefly comprises: enter via a front door into the lounge which has a front window, coving to ceiling and a cast-iron log burning stove, which is the focal point of the room. A door then opens into the inner lobby with access into the kitchen/diner. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, a four ring hob with extractor above, and a fridge freezer along with housing and plumbing for a washing machine. There is a rear entrance door and access to the cellar head with steps descending to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The principal is an excellent sized double with two front facing windows, space for furniture and a storage cupboard. Bedroom two is to the rear aspect and features panelled walls. The bathroom has a three piece suite including bath with overhead shower, glass shower screen, WC and wash basin with vanity unit.

- WELL PRESENTED ACCOMMODATION
- TWO BEDROOM MID TERRACE
- REPLACEMENT ROOF IN 2024
- SPACIOUS KITCHEN/DINER
- WEST FACING REAR GARDEN
- IDEAL FIRST TIME BUY
- POPULAR RESIDENTIAL AREA
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE
- LOG BURNING STOVE





OUTSIDE

To the front is a forecourt which sets the property back from the road. Shared access leads to the west facing rear garden which has a patio seating area and a lawned garden.

LOCATION

Situated in the popular residential area of Stanington, you are within walking distance of the local schools, supermarket, dental surgery and doctors. Close-by is Malin Bridge Tram Stop with access to Sheffield City Centre. Hillsborough Shopping Centre is also a short drive away providing access to more shops, restaurants and bars.

MATERIAL INFORMATION

The property is Freehold and Council Tax Band A.

VALUER

Chris Spooner ANAEA

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.



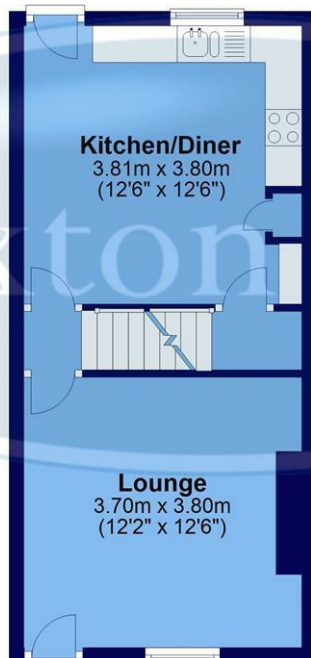
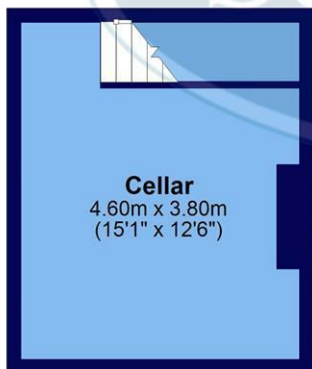
Ground Floor

Approx. 32.4 sq. metres (348.3 sq. feet)

First Floor

Approx. 38.4 sq. metres (412.9 sq. feet)

Cellar
Approx. 17.5 sq. metres (188.3 sq. feet)



Total area: approx. 88.2 sq. metres (949.5 sq. feet)

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

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Hillsborough
Stocksbridge

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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		64	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		67	81
	EU Directive 2002/91/EC		