



## 15A STONEY BANK DRIVE SHEFFIELD, S26 6SJ

**£200,000**  
**FREEHOLD**

This property is perfect for a first time buyer. It is situated in this popular area in a cul de sac location. The property has the added benefit of a driveway to the rear of the property. It is beautifully decorated and maintained throughout. Briefly comprising of open plan lounge with stairs rising to the first floor and dining kitchen with a comprehensive range of wall and base units. The patio doors lead onto the rear garden. To the first floor are 2 good sized bedrooms and family bathroom. **BOOK A VIEWING NOW - DO NOT MISS OUT**

**Kendra  
Jacob**

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# 15A STONEY BANK DRIVE

- Cul De Sac Location • Close To Local Amenities • Convenient For The Motorway Network • School Catchment • Open Plan Lounge • Superb Dining Kitchen • Two Good Sized Bedrooms • Family Bathroom • Driveway To The Rear Of The Property • Decked Area And Patio Areas To The Rear Garden



## Lounge

With composite front door which leads into the lounge, having open plan staircase, useful understairs cupboard which houses the gas central heating boiler and perfect for storage. There is a bay window overlooking the front. Central heating radiator.

## Dining Kitchen

A comprehensively fitted kitchen with high gloss units having built in oven, induction hob and extractor over. There is a one and a half bowl sink unit and spot lights to the ceiling. The kitchen is partially tiled. There is a Upvc door which leads out onto the rear garden and patio. Window overlooking the rear. Central heating radiator.

## First Floor Landing

Stairs rise to the first floor landing. Having a window to the side and access to the loft space.

## Bedroom One

With two windows overlooking the front elevation and having central heating radiator.

## Bedroom Two

Having window overlooking the rear and having a central heating radiator.

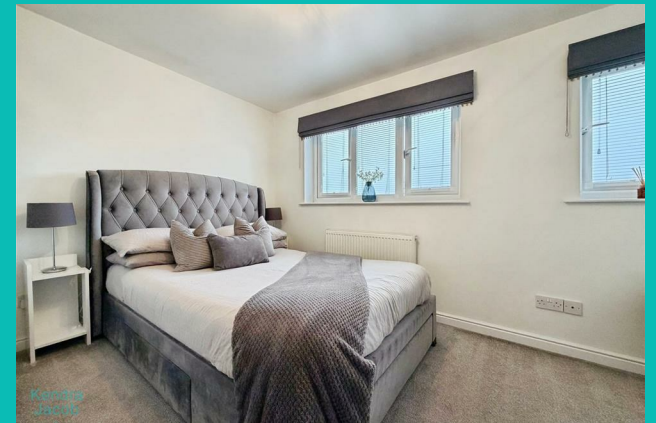
## Shower Room

Superb shower room with large shower with glass screen with shower over. Heated towel rail, vanity wash hand basin and low flush WC. There is a window overlooking the rear.

## Outside

To the front of the property is a lawned area of garden. To the rear garden there is a lawned area, decked area and patio area perfect for entertaining. There is a gate which leads to the rear having a driveway providing off road parking.

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## ADDITIONAL INFORMATION

**Local Authority** – rotherham

**Council Tax** – Band A

**Viewings** – By Appointment Only

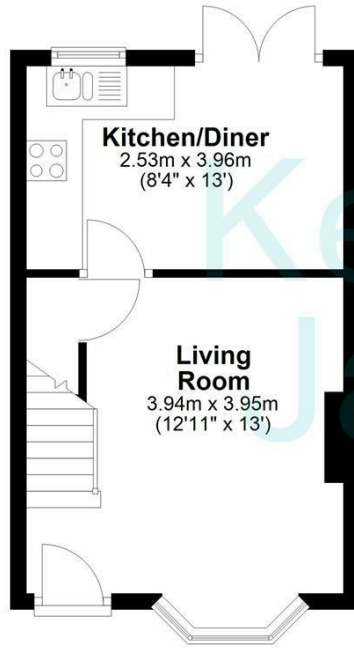
**Floor Area** – 562.00 sq ft

**Tenure** – Freehold



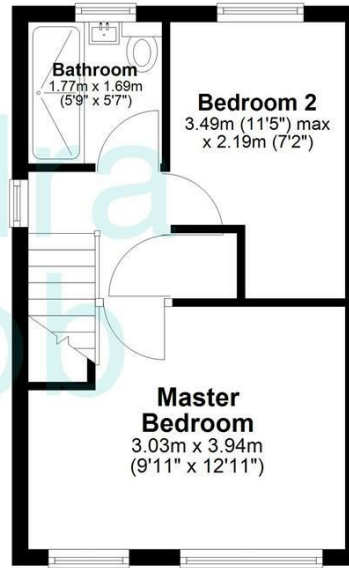
### Ground Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



### First Floor

Approx. 25.8 sq. metres (277.9 sq. feet)



Total area: approx. 52.2 sq. metres (562.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>71</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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