



Liberty Drive Stannington Sheffield S6 5QA  
Offers Around £185,000

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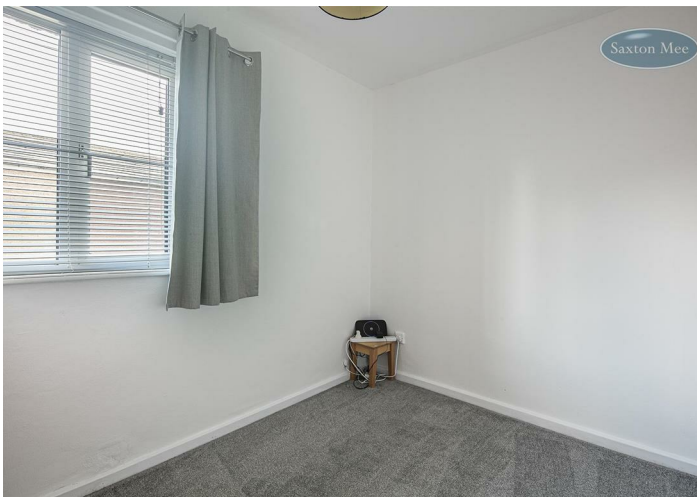
**\*\* FREEHOLD PROPERTY \*\* SUPERB KITCHEN DINER \*\* PERFECT GARDEN FOR ENTERTAINING \*\*** Located within the popular suburb of Stannington and on the edge of Rivelin Valley is this fabulous three bedroom mid terraced house. Well presented and enjoying spacious rooms with excellent storage options, the property has been greatly improved by the current owners, including a stunning kitchen diner, a contemporary bathroom, and a low maintenance rear garden that is ideal for outdoor eating/entertaining.

Briefly the accommodation on the ground floor includes a small porch that leads into an entrance hall which has an understairs cupboard, a WC/cloakroom that has plumbing for a washing machine, a living room that has a feature fireplace with an electric fire and patio doors to a UPVC conservatory, and the kitchen diner which has a range of grey shaker style units, contrasting solid wood worktops, a Belfast sink, an integrated fridge, and two drinks chillers.

The first floor offers a master bedroom which has fitted wardrobes, a second double which also has fitted wardrobes, a large single bedroom that has a recently laid carpet, and a well appointed bathroom that has a 'P' shaped bath with a shower over.

- IMPRESSIVE KITCHEN DINER
- MID TERRACED HOUSE
- THREE BEDROOMS
- DOWNSTAIRS WC
- WELL PRESENTED
- LOW MAINTENANCE GARDEN
- SPACIOUS ROOMS
- GOOD STORAGE SPACE
- POPULAR LOCATION
- CLOSE TO AMENITIES





**OUTSIDE**

There are low maintenance gardens to both the front and the rear of the property. The rear features a paved patio, a decked sun terrace, a timber shed, planted beds, and an artificial grass lawn.

**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.

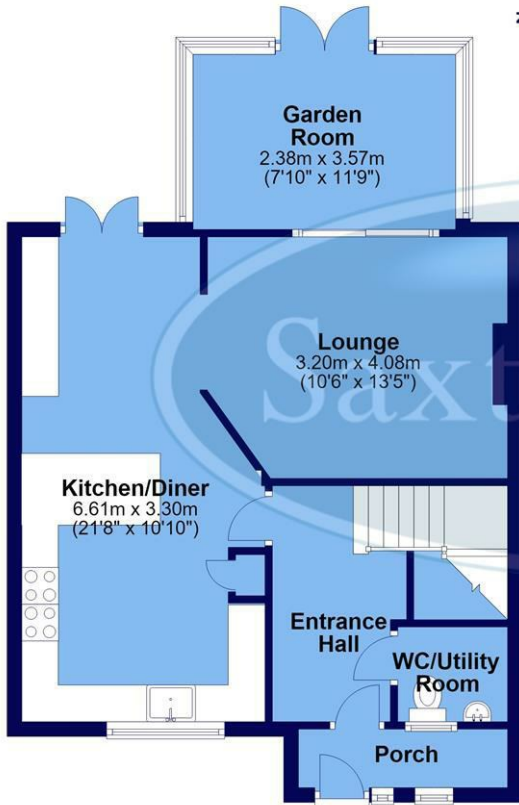
**VALUER**

Chris Spooner ANAEA

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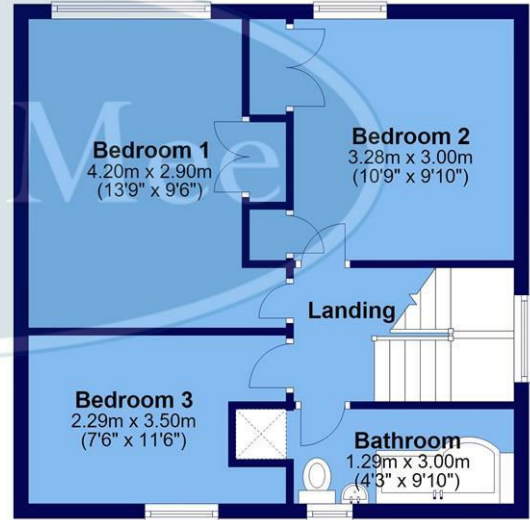
## Ground Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 98.4 sq. metres (1059.1 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		66	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		70	72
England & Wales		EU Directive 2002/91/EC	