



25 Cliff Road, Stannington, Sheffield, South Yorkshire, S6 6EG

£1,500 Per Month

- Stunning Family Home
- Well Proportioned
- Sought After Residential Area
- Semi Detached
- Superbly Presented throughout
- Close To Open Countryside
- Four Bedrooms
- Large Lawned Garden
- Good Local Amenities

25 Cliff Road, Sheffield, South Yorkshire, S6 6EG

Andersons are delighted to offer to the rental market this superbly appointed, semi detached family residence located in the highly desirable suburb of Stannington. A curb side inspection does not do justice to this stunning property. Offering almost 1400sqft of living accommodation over three floors, including a fantastic open plan kitchen/dining/living room. This four bedroom, two bathroom property has been extended and improved in a sympathetic and aesthetically pleasing manner. Ideally suited to either a professional couple, who require work from home and entertaining areas or a growing family who all need their own space.

The property has been extensively refurbished and is brimming with high quality fixtures and fittings and is perfect for modern family living, with double glazing throughout, including impressive Bi-Fold doors, gas fired central heating, stylish and contemporary bathroom, a stylish kitchen and good sized rear gardens.

The accommodation briefly comprises: Entrance Hall, Living Room, Open Plan, Kitchen/Diner/Lounge, Utility Room and Shower Room. First Floor Landing, Three Bedrooms and a Family Bathroom. Second Floor Master Bedroom.

Holding fee equivalent to one weeks rent.



Council Tax Band: B



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having a uPVC entrance door, front facing uPVC double glazed window, a central heating radiator, useful storage cupboard and spindle staircase which leads to first floor accommodation.

LIVING ROOM

14'0" x 10'5"

A cosy living room which benefits from a front facing uPVC double glazed window and a central heating radiator.

OPEN PLAN LIVING KITCHEN DINER

The kitchen area is fitted with a range of units above and below roll top worksurface with complimentary up stands. Incorporated within is a single drainer stainless steel sink with mixer taps, a single electric oven, 4 ring gas hob and extractor hood over. There is a side facing uPVC double glazed window, space for an under counter fridge, recessed ceiling spotlights, and breakfast bar.

The dining area leads through to a large lounge area with built in shelving, velux skylights, a central heating radiator and Bi-fold doors which lead onto the decked entertaining area.

UTILITY ROOM

12'1" x 7'11"

Providing useful storage and having space and plumbing, below roll top worksurfaces, for an automatic washing machine and slimline dishwasher. There is a rear facing uPVC double glazed window, a central heating radiator and uPVC double glazed entrance door and matching side panel.

SHOWER ROOM

7'2" x 3'3"

Fitted with a white three piece suite comprising of a tiled shower cubicle with thermostatic shower, vanity wash hand basin and low flush w/c. There is a side facing uPVC double glazed window, tiled splash backs and a chrome heated towel radiator.

FIRST FLOOR

LANDING

Having a side facing uPVC double glazed window and spindle balustrade

BEDROOM TWO

11'1" x 10'5"

Having a front facing uPVC double glazed window, a central heating radiator and a useful built in storage cupboard.

BEDROOM THREE

11'2" x 8'2"

Having a central heating radiator and a rear facing uPVC double glazed window which provides stunning views.

BEDROOM FOUR

8'6" x 7'2"

Having a front facing uPVC double glazed window and a central heating radiator.

FAMILY BATHROOM

8'8" x 4'11"

Being fitted with a 4 piece suite comprising of a panelled bath, corner shower cubicle with thermostatic shower, pedestal wash hand basin and a low flush w/c. There are tile walls and floor, recessed ceiling spotlights, a chrome heated towel rail and rear facing uPVC double glazed window.

SECOND FLOOR

BEDROOM ONE

19'11" 16'4"

A stunning master bedroom with front facing velux style windows and rear facing uPVC double glazed windows which provide amazing views. There are two central heating radiators, recessed ceiling spotlights and storage in roof voids.

OUTSIDE

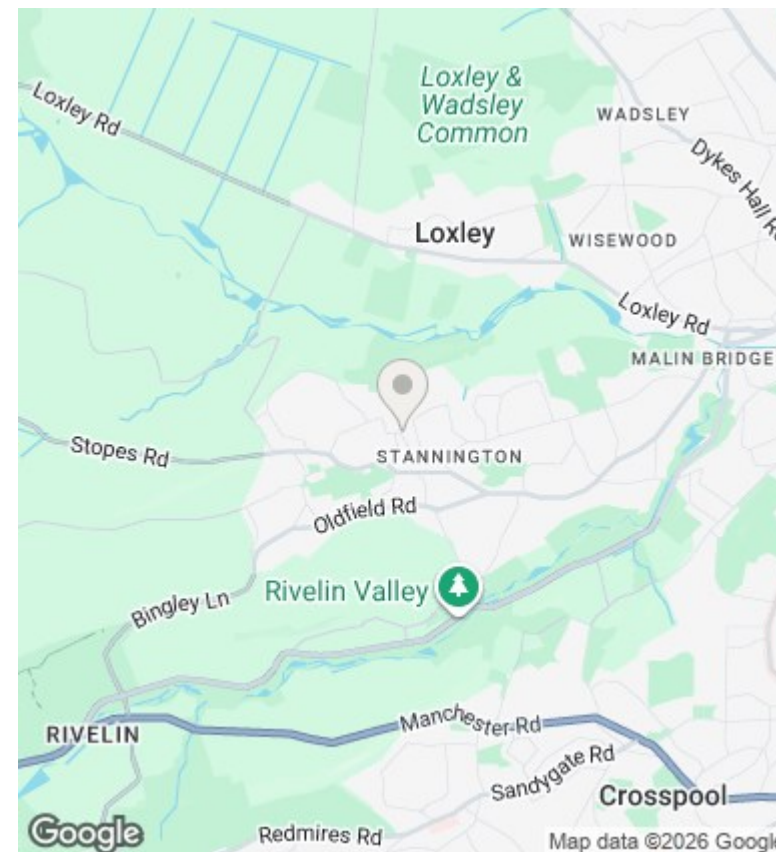
To the front of the property is a lawned garden, a block paved path leads to the front door and a paved path continues around the side of the property to a secure timber gate. To the rear of the property is a decked area ideal for entertaining and a large lawned garden.







Total area: approx. 130.0 sq. metres (1399.5 sq. feet)
 Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.
 Plan produced using PlanUp.



Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

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