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509 Stannington Road, Stannington, Sheffield, S6 6AA

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Asking Price £240,000

Situated in the sought after location of Stannington, this delightful three-bedroom semi-detached house on Stannington Road offers a perfect blend of comfort and modern living. The property is situated in an elevated position, with stone steps leading to the front door. Offering views over Stannington and the picturesque Rivelin Valley, this property is an ideal retreat for those who appreciate natural beauty.

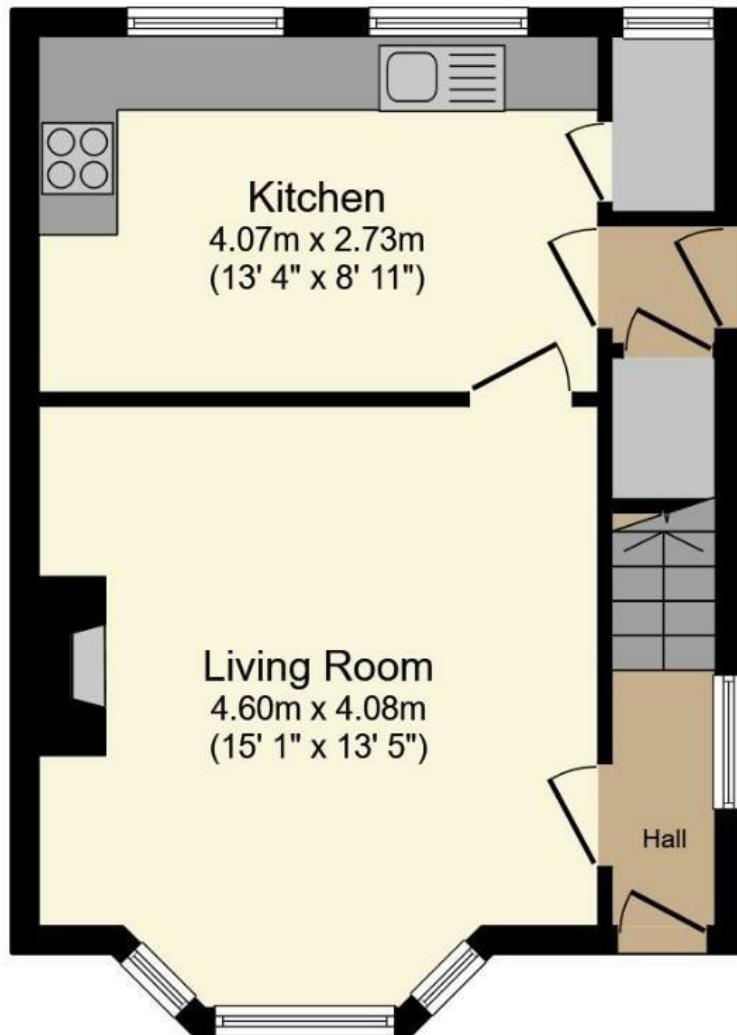
Upon entering the inner lobby, to the left you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests, and a large bay window to the front. To the rear, the modern kitchen is a standout feature, designed with ample space for free-standing appliances, and a range a wall and base units, allowing for a functional and stylish cooking environment.

The three well-proportioned bedrooms provide plenty of room for family or guests, ensuring everyone has their own space. The property also includes a well-appointed bathroom, catering to all your daily needs. The bathroom includes, bath with shower over, a sink basin and W/C.

The private rear garden offers a patio space and large lawn, allowing a space for relaxation or for entertaining guests. Off-street parking is available at the front of the house, adding convenience to this already appealing property. The steps leading up to the front door enhance the character of the home, inviting you into a space that is both warm and inviting.

This semi-detached house is not just a home; it is a lifestyle choice, offering a peaceful setting while being close to local amenities. Whether you are a first-time buyer or looking for a family home, this property is sure to impress. Don't miss the opportunity to make this charming residence your own.

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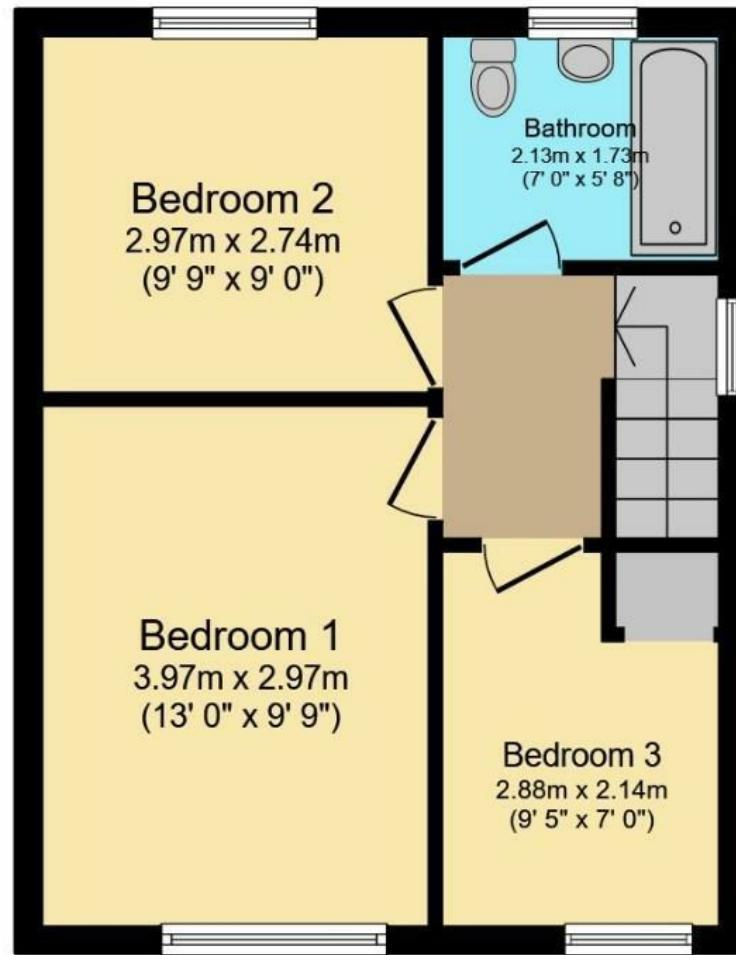


**Ground Floor**

Floor area 36.9 sq.m. (397 sq.ft.)

**Total floor area: 72.5 sq.m. (780 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



**First Floor**

Floor area 35.6 sq.m. (383 sq.ft.)

## GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 800 years from 7th May 1935 and ground rent of £\*\*\* per annum.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

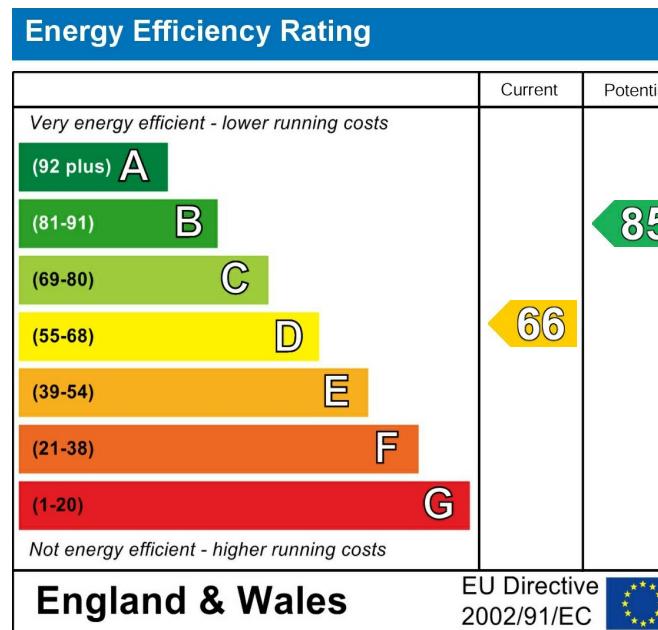
### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

