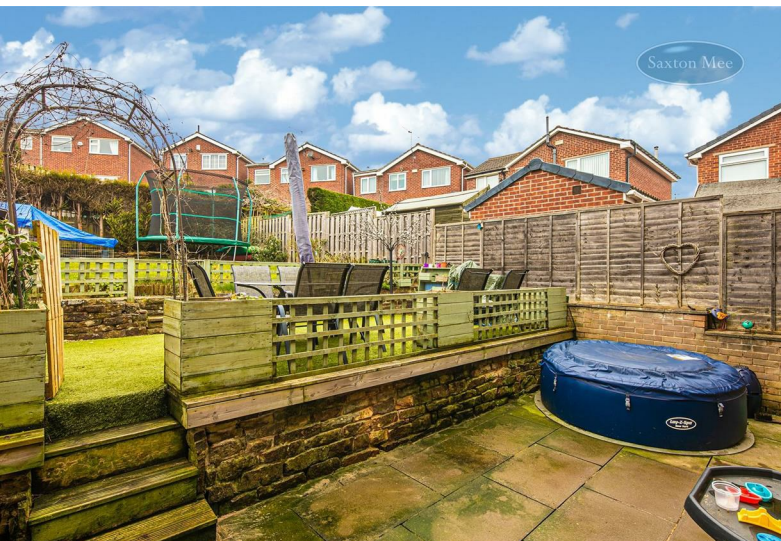


Saxton Mee

Saxton Mee



Little Matlock Gardens Stannington Sheffield S6 6FW
Offers Around £289,500



Little Matlock Gardens

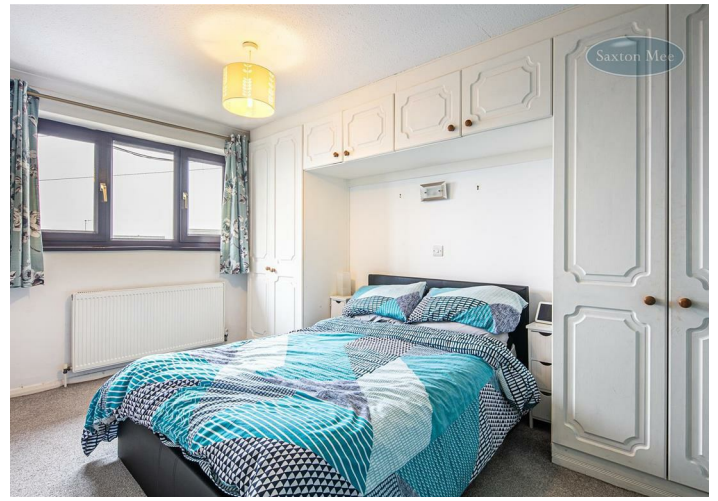
Sheffield S6 6FW

Offers Around £289,500

**** UNEXPECTEDLY BACK ON THE MARKET DUE TO CHAIN COLLAPSE ****
OFFERS AROUND £289,500 **VIEWING ESSENTIAL** An effectively extended, four/five bedroom semi-detached home located in this quiet cul-de-sac location in the heart of Stannington Village, perfect for a family. The property enjoys a fully enclosed rear garden and benefits from ample off road parking, uPVC double glazing and gas central heating throughout. In brief, the spacious living accommodation comprises: entrance porch. Entrance hall. Well proportioned lounge with a large front window and attractive fireplace. Double doors open into the separate dining room, currently used as a playroom with doors opening onto the rear garden. Under stair cupboard. Spacious, kitchen/breakfast room having a modern range of wall, base and drawer units. Integrated oven with a five ring hob over and extractor above. Housing and plumbing for a dishwasher and washing machine. Breakfast bar. Ample space for a dining table and chairs. Attractive flooring throughout. Rear entrance door. First floor: master bedroom benefiting from fitted wardrobes. Four further bedrooms, one currently used as an office ideal for the home worker. Large bathroom with a white suite and comprising jacuzzi bath with overhead shower, WC and wash basin.

- IDEAL FAMILY HOME
- VIEWING RECOMMENDED
- LARGE KITCHEN/BREAKFAST ROOM
- FOUR/FIVE BEDROOMS
- SPACIOUS ACCOMMODATION
- AMPLE OFF ROAD PARKING





OUTSIDE

A driveway provides ample off road parking. To the rear is a fully enclosed tiered garden with a patio area and two artificial lawn gardens perfect for an entertaining and a family.

LOCATION

Situated on this popular estate and within easy access of local amenities in Stannington village is this ideal family home. Beautiful country walks close by in both the Rivelin and Loxley valleys. Easy access to the City Centre and regular public transport. Bradfield secondary school catchment area.

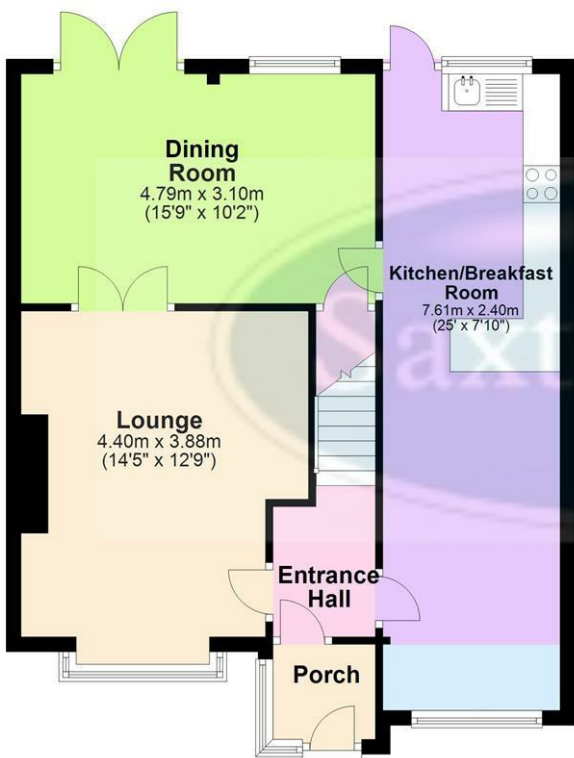
Valuer

Lewis Hughes MNAEA

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.

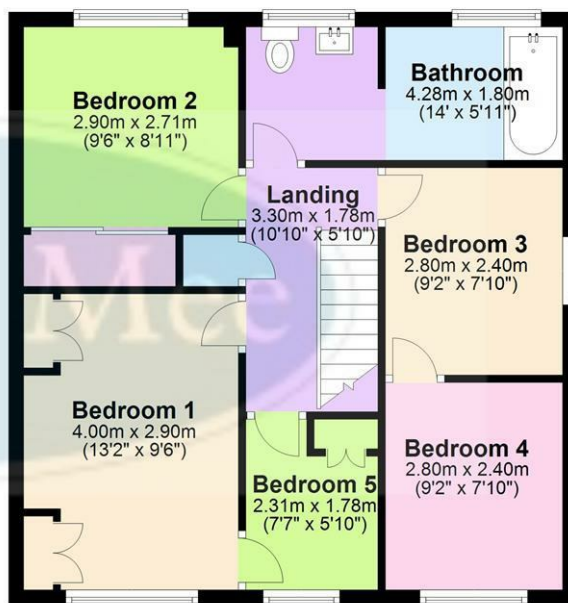
Ground Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



Total area: approx. 115.6 sq. metres (1243.8 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
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 | | | |
| (92-101) 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 | EU Directive 2002/91/EC | 75 | 87 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (81-91) A | | | |
| (61-80) B | | | |
| (41-60) C | | | |
| (21-40) D | | | |
| (1-20) E | | | |
| (1-20) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |