

172 Stannington View Road, Crookes, Sheffield S10 1SS



A bright, spacious and larger than average three bedroom end townhouse which is located on a popular yet quiet road in Crookes and enjoys breathtaking views to the rear! Perfect for families, the property is located close to shops, amenities and cafes in Crookes and benefits from easy access to the Universities and Hospitals thanks to regular bus routes and is within close proximity to open countryside. With double glazing and gas central heating, highlights include a large conservatory, open plan kitchen area, spacious gardens to the rear, an integral garage and off road parking. In brief, the property comprises; Entrance lobby, entrance hallway with split level staircase, separate WC, and a spacious lounge with views. To the lower ground floor there is an inner hallway, kitchen, dining room and conservatory. To the first floor there is a landing area, three spacious bedrooms and a family bathroom. Outside, there is a driveway and small garden area to the front, whilst to the rear there is a spacious landscaped garden with patio and steps down to a lawned garden which is made private with hedging to the sides. A viewing is essential – Contact Archers Estates to view today!

- END TOWNHOUSE
- DRIVEWAY AND GARAGE
- CLOSE TO BUS ROUTES AND AMENITIES

- THREE SPACIOUS BEDROOMS
- ACCOMMODATION OVER 3 LEVELS
- PERFECT FOR FAMILIES

- STUNNING VIEWS TO THE REAR
- EASY ACCESS TO UNI/HOSPITALS
- CATCHMENT FOR LYDGATE AND TAPTON

£315,000

GROUND FLOOR ACCOMMODATION

ENTRANCE LOBBY

Access to the property is gained through a front facing pvc entrance door which leads to the entrance lobby area. Having a radiator and doors leading to the separate WC and entrance hallway.

SEPARATE W.C.

Having a low flush wc, pedestal wash basin, radiator and front facing upvc double glazed window.

ENTRANCE HALLWAY

A bright and inviting room, the entrance hallway has a side facing upvc double glazed window, radiator, useful storage cupboard and a split level staircase giving access to the lower ground and first floors.

LOWER GROUND FLOOR ACCOMMODATION

INNER HALLWAY

A staircase descends from the ground floor level and leads to the inner hallway area, which has a useful store room/pantry area and doors leading to the kitchen and dining room.

KITCHEN (10'0" x 7'11")

A good sized kitchen which has a galley style layout and opens to the dining room creating a bright and spacious room. With fitted wall and base units providing ample storage space and a laminated work surface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is an integrated double oven and grill unit and space for a washing machine and microwave. With tiled splashbacks to the walls, rear facing pvc double glazed door leading to the conservatory and a large opening looking directly into the dining room, creating a spacious and inviting kitchen area.

DINING ROOM (13'5" x 8'7")

A good sized dining room which has a radiator and rear facing upvc double glazed French doors leading to the conservatory. With ample space for a dining table and chairs and coving to the ceiling.

CONSERVATORY (9'11" x 16'3")

A wonderful addition to the property which creates an additional reception room and takes full advantage of the breathtaking views to the rear. With upvc double glazed windows and a side facing pvc door leading to the outside.

FIRST FLOOR ACCOMMODATION

SPLIT LEVEL FIRST FLOOR LANDING AREA

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a further half staircase rising to the upper level and a door leading to the lounge.

LOUNGE (13'5" max x 16'11")

A large and spacious room which has two rear facing upvc double glazed windows enjoying far reaching views, two radiators and a feature fireplace with electric fire, marble backing and hearth and a wooden surround.

UPPER FIRST FLOOR LEVEL

MASTER BEDROOM (9'6" max x 16'11")

A good sized master bedroom which is accessed from a staircase rising from the upper first floor landing area. Having a large rear facing velux window bringing much light into the room, a radiator and eaves storage space.

BEDROOM TWO (10'4" x 8'5")

The second bedroom is a double sized room which has a front facing upvc double glazed window, radiator and fitted wardrobes.

BEDROOM THREE (9'4" x 8'1")

The third bedroom is a large single sized room and has a front facing upvc double glazed window and a radiator.

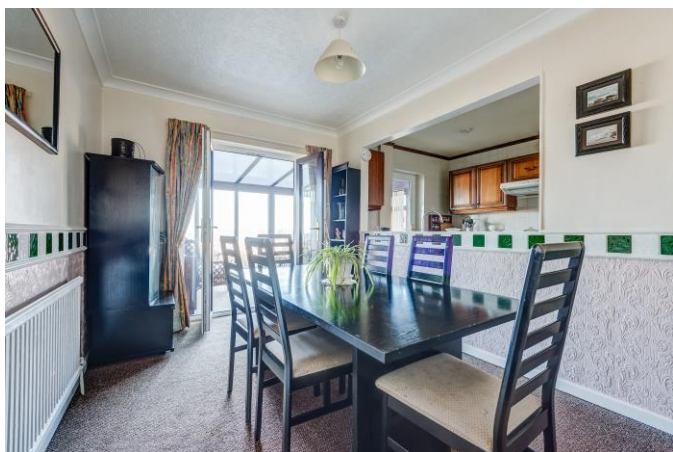
BATHROOM

Having a suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. With tiled walls, a chrome towel radiator and useful store cupboard.

OUTSIDE

To the front of the property there is a driveway leading to the integral garage, which has power and lights and provides excellent additional storage space. There is also a small garden area with an array of shrubs and borders. A path leads down the side to the rear of the property, where there is a spacious tiered garden commanding stunning panoramic views. Having a patio area and steps leading down to a lawn, which has fencing and hedging surrounding for added privacy.

T: 0114 268 3833 E: info@archerstates.co.uk www.archerstates.co.uk





Total area: approx. 127.3 sq. metres (1370.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

172 Stannington View Road, Sheffield

EPC RATING D



Archers Estate Agents Ltd 41 Sandygate Road, Crosspool, Sheffield S10 5NG
 T: 0114 268 3833 E: info@archersestates.co.uk www.archersestates.co.uk
 Registered in England No. 5630937

