

Saxton Mee



Stannington Road Stannington Sheffield S6 6AN
Price £185,000

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****FREEHOLD**** Situated at the very top of Stannington Village adjoining vast open countryside is this immaculately presented, two double bedroom, two bathroom cottage dating back to the late 1800s. The property is finished to a high standard throughout and retains many characterful features with a modern twist, whilst benefiting from uPVC double glazing and gas central heating. Briefly, the accommodation comprises: an entrance door opens into the lounge, the focal point being the original stone wall, attractive parquet flooring and a stunning open plan staircase. Open plan kitchen/diner having a modern range of wall, base and drawer units. Integrated appliances including fridge/freezer, dishwasher, microwave and oven with electric hob over and extractor above. Ample space for a dining table and chairs. Access to the separate utility with housing and plumbing for a washing machine, wall mounted boiler. A rear entrance door and access into the downstairs shower room having a white suite and comprising shower cubicle, WC and wash basin. From the lounge the staircase rises to the spacious first floor hallway. Two double bedrooms and a bathroom with a white suite and comprising bath with electric shower, WC and wash basin.

- VIEWING ESSENTIAL
- BEAUTIFUL ACCOMMODATION
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS





OUTSIDE

The property benefits from a right of way across the neighbouring driveway giving access to the side entrance door.

LOCATION

Located in the heart of Stannington with excellent amenities close by including two supermarkets, greengrocer, pubs etc. Local park. Excellent catchment for schools. A short walk to Stannington Park and open countryside. Regular public transport. Easy access to Sheffield city centre.

Valuer

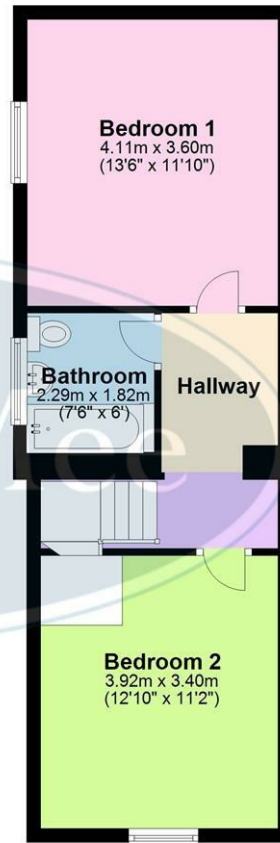
Lewis Hughes MNAEA

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. 43.1 sq. metres (463.4 sq. feet)



First Floor
Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 83.8 sq. metres (902.1 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.
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-95) 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	78	90

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-95) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		