

6 Albion Row, Rivelin, Sheffield S6 5SD



A charming and characterful three double bedroom extended stone built former grinders cottage, which is situated on this quiet lane enjoying spectacular views over the Rivelin Valley. Built in 1817, the property is set within a picturesque setting of special character and is worthy of an internal visit. Perfect for a family, the property is located within metres of the Rivelin Pub, and is close to shops, popular schools, transport links in Stannington. and an abundance of open countryside. With double glazing, gas central heating, a patio and lawn area to the rear which also has communal areas above the crags and a separate garage to name a few highlights. In brief, the property comprises; Spacious entrance lobby area, open plan living area which includes a sitting room and a lounge/dining room and an extended kitchen. To the first floor there is a landing area, three double bedrooms and a spacious shower room. Outside, there is a small garden to the front, whilst to the rear there is a patio and steps up to a lawn. There are a variety of communal areas to the side and above the garden and a garage providing additional storage space. Available to the market with NO CHAIN INVOLVED. A viewing is highly essential to appreciate the accommodation on offer. A once in a lifetime opportunity – DO NOT MISS OUT ON THIS ONE!

- **STONE BUILT GRINDERS COTTAGE**
- **PICTURESQUE LOCATION**
- **NO CHAIN INVOLVED**

- **THREE DOUBLE BEDROOMS**
- **REQUIRES MODERNISATION**
- **RARE OPPORTUNITY**

- **STUNNING VIEWS**
- **INCLUDES GARAGE**
- **EASY ACCESS TO AMENITIES**

£295,000



GROUND FLOOR ACCOMMODATION

ENTRANCE LOBBY

Access to the property is gained through a front facing wooden entrance door, which leads to the lobby area. Having two side facing double glazed windows, laminate flooring and a further door leading in to the property.

SITTING ROOM

A spacious open plan living area begins with the sitting room, having a staircase rising to the first floor accommodation, front facing double glazed window, a radiator, feature open stone wall and wooden beams to the ceiling. The room opens to the lounge/dining room.

LOUNGE/DINING ROOM

Another spacious area, having ample space for seating arrangements and a dining table if required. Having two front facing double glazed windows enjoying far reaching views, two rear facing double glazed windows and two radiators. With a feature stone wall and wooden beams to the ceiling. A door leads to the kitchen.

EXTENDED KITCHEN

A spacious extended kitchen which has a range of fitted wall and base units with a laminated work surface area incorporating a stainless steel sink and drainer unit and having tiled splashbacks to the walls. With space for appliances including a cooker, fridge freezer, washing machine, dryer and dishwasher. There is a fitted dining table, tiled flooring, a rear facing double glazed window and side facing entrance door giving access to the rear garden. The combi boiler is housed in this room.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

A staircase ascends from the sitting room and leads to the first floor landing area, which has a wooden banister rail and storage cupboard. Doors lead to all rooms on this level.

MASTER BEDROOM

A spacious double sized room which has a front facing double glazed window with excellent views, fitted wardrobes, laminate flooring and a radiator.

BEDROOM TWO

The second bedroom is another double sized room which has a front facing double glazed window with views, built in wardrobes and a radiator.

BEDROOM THREE

Another double sized bedroom which has a rear facing double glazed window and a radiator.

SHOWER ROOM

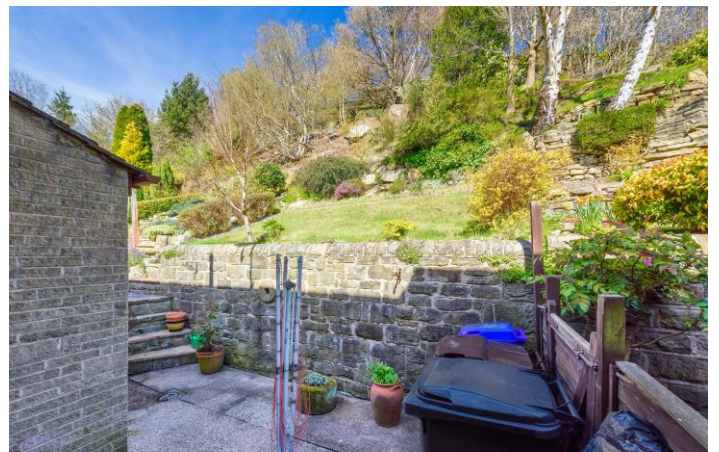
A good sized bathroom which has a suite comprising of a shower enclosure, pedestal wash basin and a low flush wc. With a towel radiator, partially tiled walls, tiled flooring and a rear facing double glazed window.

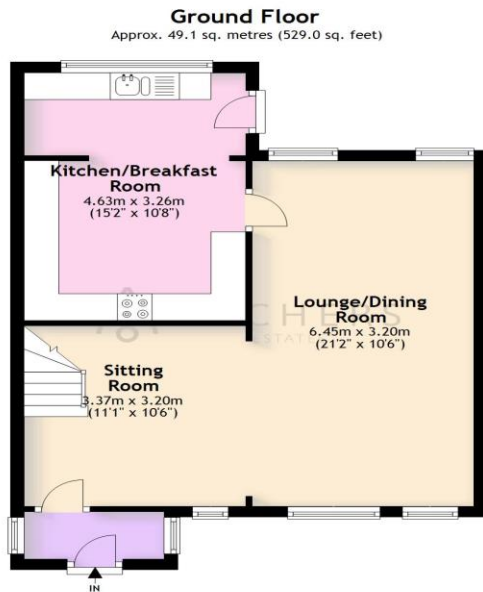
OUTSIDE

To the front of the property there is a stone wall, low maintenance garden and path leading to the entrance door. To the rear there is a patio area with steps rising to the lawned garden. With trees and crags located behind. There are communal gardens to the side and rear (above the crags) and the property has a garage with up and over door providing ample storage space!

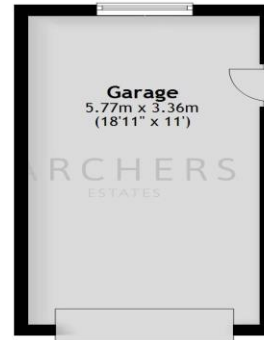
TENURE

We have been informed the property is of Freehold tenure.





Outbuilding
Approx. 19.4 sq. metres (208.7 sq. feet)



First Floor
Approx. 43.4 sq. metres (467.5 sq. feet)



Total area: approx. 112.0 sq. metres (1205.2 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.

6 ALBION ROW, SHEFFIELD

EPC RATING C



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