



12 Friar Close, Stannington Village, Sheffield, S6 6EP



Price guide **£210,000 to £220,000**

PRICE GUIDE £210,000-£220,000 **\*\*NO CHAIN\*\*** A NATURAL STONE THREE BEDROOM END TOWN HOUSE SET ON THIS CUL-DE-SAC LOCATION WHICH HAS PRIVATE GARDENS AND STUNNING UNINTERRUPTED VIEWS. The property has uPVC double glazing and gas central heating briefly comprises: porch, hallway, stunning large well proportioned lounge/diner with feature French doors to the garden room/conservatory. Kitchen with integrated hob and oven. Upstairs are three bedrooms, the master with built in furniture and family bathroom. Outside: To the front of the property is a lawn with attractive planted border. To the rear is a lawned garden beyond which is a sitting out patio. Garden shed. The rear has its own private access. To the side of the property is a lawned garden and footpath. Allocated car parking space. Situated in this popular location, with excellent amenities close by. Country walks within a few hundred yards into the Loxley Valley. Excellent catchment for schools. Facilities in the village include post office, supermarkets, greengrocer, restaurants, bars etc. EPC rating E.

OPEN 7 DAYS A WEEK



#### THE ACCOMMODATION COMPRISES

An entrance door with glazed panels opens into the

#### SPACIOUS PORCH

Dimplex heater. uPVC double glazed windows to three sides taking in the stunning views.

#### HALLWAY

Central heating radiator.  
A door off into the

#### WELL PROPORTIONED LOUNGE/DINER

7.011m x 3.520m (23'0" x 11'7")

Central heating radiator. Feature French doors to one end. uPVC double glazed window to one end taking in the breathtaking views over the Loxley Valley. Coved mouldings to the ceiling. Two floating shelves. Quality laminate flooring. Two central heating radiators.

From the double doors there is an opening into the

#### GARDEN ROOM

With uPVC windows to two sides. Feature French doors. Polycarbonate roof.

#### KITCHEN

There is a modern contemporary range of wall, base and drawer units in light wood. Attractive work surfaces incorporating an Asterite sink with drainer. Space for a fridge. Plumbing for a washing machine. Integrated appliances include an oven and four ring hob over. Tiled splashbacks. Central heating radiator. Attractive tiled floor. uPVC double glazed window overlooking the pleasant rear garden. A door leads into a useful storage area/pantry. Coved mouldings.

From the hallway, a staircase with uPVC window to one side, rises to the

#### FIRST FLOOR LANDING

A door opens into the

#### BATHROOM

1.840m x 1.610m (6'0" x 5'3")

Comprising of panelled bath with folding glass shower screen and electric Mira shower, washbasin with vanity unit and WC. Vitrolite panelling. Downlighting. Towel railing. Upright chrome radiator. Mirrored medicine cabinet.

#### BEDROOM TWO

2.795m x 2.429m (9'2" x 8'0")

UPVC double glazed window to the rear. Central heating radiator.

#### MASTER BEDROOM

3.681m x 2.440m (12'1" x 8'0")

Taking in the breathtaking views over the Loxley Valley and towards Bradfield. uPVC double glazed window to the front. Central heating radiator. Mirrored feature wardrobes. Two floating shelves.



### BEDROOM THREE

Central heating radiator. uPVC double glazed window for natural light. There is a bulk head. Access to roofspace where there is the built in bed for bedroom three. Lighting and flooring.

### OUTSIDE

To the front of the property is an area of lawn with attractive planted border. To the rear is a lawned garden beyond which is a sitting out patio. Garden shed. The rear has its own private access. To the side of the property is a lawned garden and footpath. There is an allocated car parking space.

### SERVICES

The agents have not tested any apparatus, equipment, services, fittings or appliances, heating installations, plumbing or electrical systems and no warranty is given as to their order. All measurements are approximate.

### FIXTURES AND FITTINGS

Certain furnishings may be purchased by separate agreement with the Vendors.

### FLOOR PLANS

The following 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.

### VIEWING

Strictly by appointment through our Hillsborough Office.

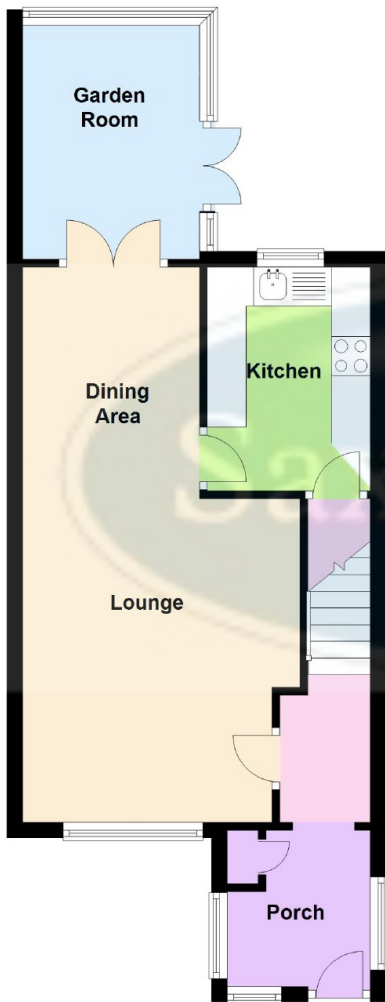
### VALUER

Linda Crapper/Helen Mackenzie



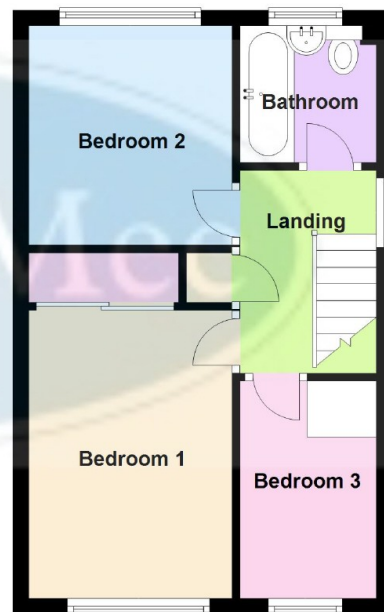
### Ground Floor

Approx. 42.7 sq. metres (459.7 sq. feet)

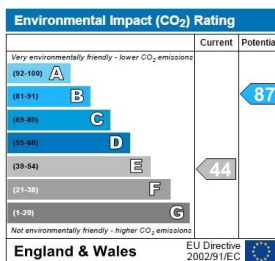
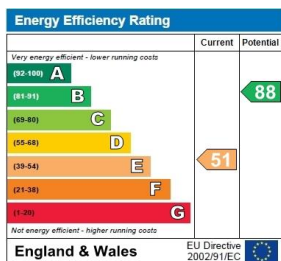


### First Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



Total area: approx. 75.5 sq. metres (812.4 sq. feet)



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**Hillsborough** 82 Middlewood Road, Sheffield S6 4HA  
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