

Saxton Mee



**Old School House, 32 Nethergate, Stannington,
Sheffield, S6 6DJ
Price guide £425,000 to £450,000**

32 Nethergate

Stannington

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PRICE GUIDE £425,000-£450,000 ****FREEHOLD**** A most beautiful and stunning former School dating back to 1863 and offering excellent family accommodation and enjoying stunning and uninterrupted views over Green Belt. The accommodation includes double glazing and gas central heating and briefly comprises: lobby, study, breakfasting kitchen with a modern range of units, larder with integrated fridge freezer, utility room, superb well proportioned lounge with feature chimney breast and wood burning stone and a downstairs bathroom with full quality suite and underfloor heating. First floor: four good size bedrooms, the master benefiting from having a dressing area and an ensuite shower room with electric shower, WC and wash basin.

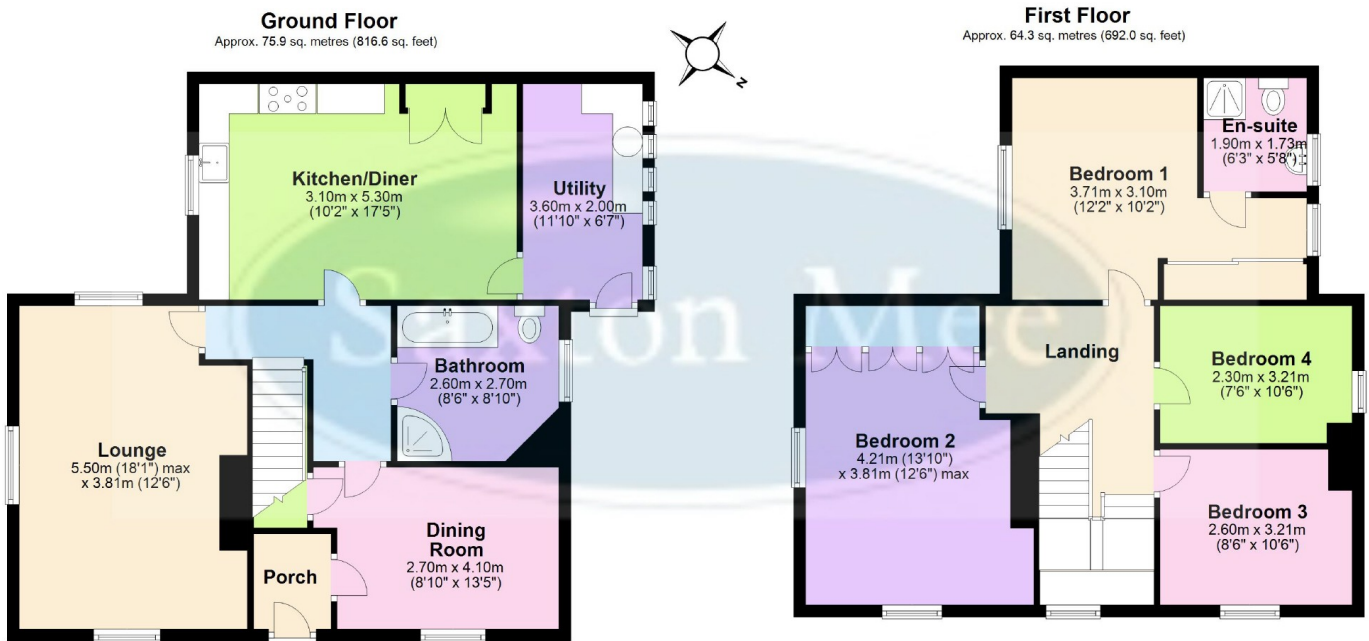
- BEAUTIFULLY APPOINTED
- EXCELLENT ACCOMMODATION
- STUNNING VIEWS
- FOUR BEDROOMS
- TWO PARKING SPACES
- FREEHOLD





Outside: the property is located on a corner plot and has good size gardens mainly laid to lawn, patio perfect for entertaining and a barbecue area. Original stone wall and stone pillars with the original gate, further side gardens and to the front are two parking spaces. Located in one of the prime areas of Stannington in a quiet backwater and adjoining Green Belt. Beautiful country walks and an excellent catchment for schools. Good public transport. Local supermarket. EPC Rating

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.



Total area: approx. 140.2 sq. metres (1508.6 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.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 82-100 A	81
81-81 B	
80-80 C	
55-65 D	
45-54 E	
35-38 F	
1-25 G	
Not energy efficient - higher running costs	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 82-100 A	77
81-81 B	
80-80 C	
55-65 D	
45-54 E	
35-38 F	
1-25 G	
Not environmentally friendly - higher CO ₂ emissions	EU Directive 2002/91/EC