

## 54 Oldfield Road, Stannington, Sheffield S6 6DT



A well presented and spacious two double bedroom semi detached home which is located on this popular road in Stannington enjoying far reaching views and a larger than average rear garden! Perfect for first time buyers or a small family, the property is situated on a popular bus route giving easy access to Hillsborough and the City centre, is within a popular school catchment area and is on the cusp of open countryside in the Rivelin Valley. It is also close to a host of shops and amenities in Stannington village. Enjoying an open plan living area, newly fitted kitchen, off road parking, a garage with solar panels and a huge rear garden with outbuilding. In brief, the property comprises, Open plan bay fronted Living/Dining room with side entrance and open staircase and a Kitchen with newly fitted wall and base units and direct access to the rear garden. To the first floor there is a Landing area, two spacious Bedrooms (the master with walk in cupboard) and a Shower room. Outside, to the front there is a parking space and small drive leading up to the property. To the rear there is a detached Garage and a secure gate leads to the large garden, which has a pond, lawns, patio, flowerbeds, outbuilding and hedging for privacy. With NO CHAIN INVOLVED, call Archers to book your viewing today! VIRTUAL TOUR AVAILABLE.

- SEMI DETACHED HOME
- STUNNING VIEWS
- GARAGE TO REAR

- TWO DOUBLE BEDROOMS
- CLOSE TO COUNTRYSIDE
- NO CHAIN INVOLVED

- LARGE GARDENS
- NEWLY FITTED KITCHEN
- CLOSE TO SHOPS/AMENITIES

**£189,950**

## **GROUND FLOOR ACCOMMODATION**

### **OPEN PLAN LIVING/DINING ROOM (26'1" x 12'10")**

Access to the property is gained through a side facing upvc entrance door which leads in to the open plan living/dining room. Formerly two rooms, it has been converted into a spacious living area comprising of a Lounge area which has a front facing upvc double glazed bay window enjoying far reaching views, two radiators and tudor effect beams to the ceiling. There is an open wooden staircase rising to the first floor accommodation, and to the dining area there is a stylish Yorkshire stone fireplace, side facing upvc double glazed window, radiator and archway leading to the Kitchen.

### **KITCHEN (6'4" x 10'8")**

A bright kitchen area with outside access through a rear facing double glazed upvc door. The kitchen has newly fitted modern style wall and base units with a laminated work surface area incorporating a stainless steel sink and drainer unit and extractor fitted above the gas cooker. New appliances including new gas cooker and extractor fan, under counter dishwasher and freezer with space for a washing machine. There is a chrome radiator and rear and side facing upvc double glazed windows.

## **FIRST FLOOR ACCOMMODATION**

### **FIRST FLOOR LANDING AREA**

An open staircase ascends from the ground floor and leads to the first floor Landing area, which has doors leading to all rooms on this level and a banister rail. The loft is fully insulated and the cavity walls have been foam insulated.

### **MASTER BEDROOM (10'11" x 12'10")**

A spacious double sized room which has a front facing upvc double glazed bay window enjoying far reaching views of open countryside, a radiator and a useful walk in storage cupboard which also houses the combi boiler.

### **BEDROOM TWO (12'0" x 7'7")**

A spacious second bedroom which has a radiator and rear facing upvc double glazed window overlooking the rear garden.

### **SHOWER ROOM**

Having a modern styled suite comprising of a shower enclosure, pedestal wash basin and low flush wc. There is tiled flooring, a radiator, storage cupboard, tiled walls and a rear facing obscured upvc double glazed window.

## **OUTSIDE**

To the front of the property there is an off-road parking area with fixed power points, stone wall surrounding, and a driveway leads up to the property and the Detached Garage, which has an up and over door, solar panels to the roof and power/lighting, and a side entrance from the patio area. Security lights (motion and powered) to the drive and back patio area, including CCTV which can be operated from an APP on your phone. A secure gate gains access to the garden area which has a patio and steps rising to the garden area which is beautifully landscaped with a waterfall, pond, shrubs, trees, flower beds, long lawn and surrounding hedges for privacy. There are various wooden outbuildings with power/lighting, to the top of the garden also, useful as a summerhouse, greenhouse, potting shed or for a variety of purposes.

## **VIEWINGS**

Viewings are strictly by appointment only. We also offer Virtual viewings online if required.



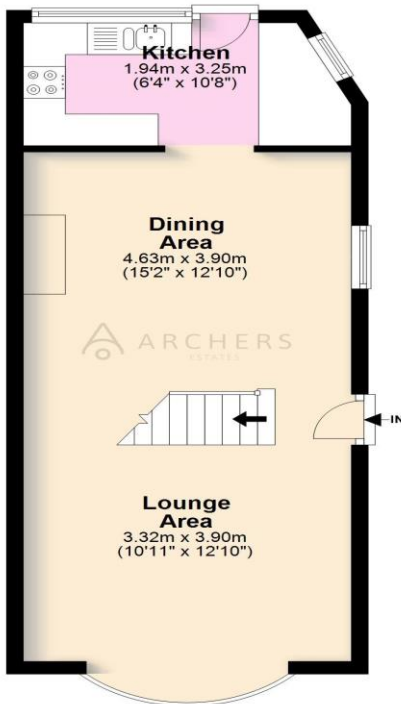
T: 0114 268 3833 E: [info@archerstates.co.uk](mailto:info@archerstates.co.uk) [www.archerstates.co.uk](http://www.archerstates.co.uk)





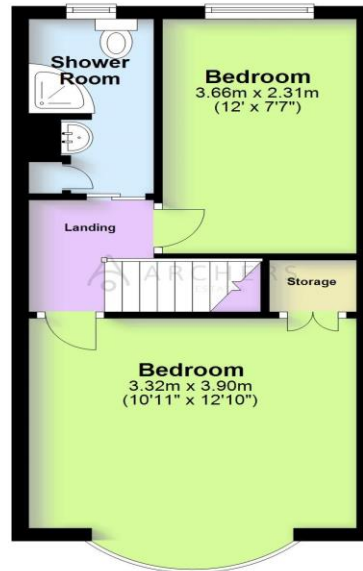
## Ground Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



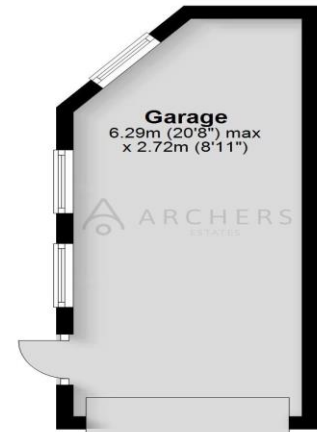
## First Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



## Outbuilding

Approx. 16.1 sq. metres (173.0 sq. feet)

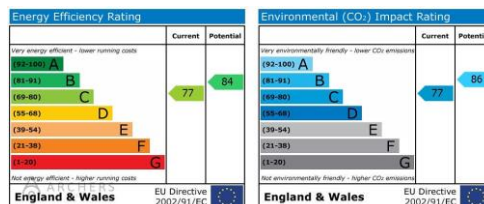


Total area: approx. 86.9 sq. metres (935.1 sq. feet)

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.

## 54 Oldfield Road, Sheffield



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