

# Saxton Mee



**170 Uppergate Road, Stannington, Sheffield, S6 6BY**  
**Offers in the region of £275,000**



## 170 Uppergate Road

Stannington

Offers in the region of £275,000

**\*\*FREEHOLD\*\*** Enjoying STUNNING views over adjoining greenbelt land is this well presented three/four bedroom cottage, bursting with character and charm, dating back to the late 1800's. Benefiting from Georgian style double glazing and gas central heating throughout. In brief, the living accommodation briefly comprises: a shared entrance hall. An entrance door opens into the well presented and appointed spacious lounge with an attractive fireplace and space for a dining table and chairs. Kitchen having a range of units, integrated oven and dishwasher, four ring hob and space and plumbing for a washing machine. First floor: two good size bedrooms and an occasional room/bedroom four. Stunning bathroom with full suite including bath, electric shower, WC and wash basin. Second floor: attic master bedroom benefiting from built in storage and an en suite.

- FOUR BEDROOMS
- TWO BATHROOMS
- STUNNING ACCOMMODATION
- IMMENSE CHARM AND CHARACTER





Outside: to the rear is a shared garden mainly laid to lawn, enjoying the stunning views over greenbelt fields.

Located in the centre of Stannington with excellent amenities close by including shops. Regular public transport. Good local schools. Easy access to country walks. Local pubs.

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. 117.4 sq. metres (1263.6 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**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (10-100)	
B (11-10)	
C (12-9)	
D (13-8)	
E (14-7)	
F (15-6)	
G (16-5)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	81