

# Saxton Mee



**19 Barlow Road, Stannington, Sheffield, S6 5HR**  
**Price guide £195,000 to £205,000**

## 19 Barlow Road

Stannington

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PRICE GUIDE £195,000-£205,000 **\*\*VIEWING ADVISED\*\***  
Ideal for a young family is this well presented, three bedroom semi-detached property in the sought after area of Stannington, benefitting from a garage and off road parking, as well as uPVC double glazing and gas central heating. A side entrance door opens into the kitchen having a range of wall, base and drawer units, integrated oven, four ring gas hob and extractor, housing and plumbing for a washing machine. Well proportioned lounge with a large window filling the room with natural light, feature fireplace and a rear entrance door opening onto the garden. First floor: three bedrooms and a modern bathroom which includes a separate shower cubicle, bath, wash basin set in a vanity unit and WC.

- FANTASTIC LOCATION
- THREE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING





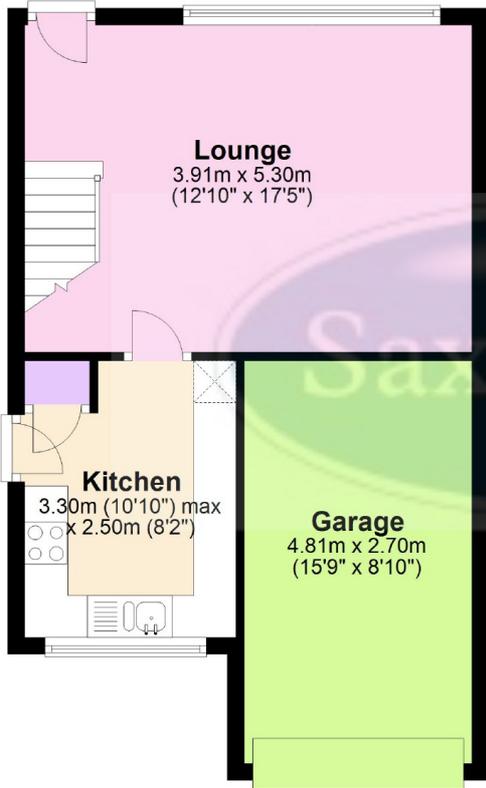
Outside: a driveway offers off road parking and leads to the garage. Access down the side of the property leads to the fully enclosed and easily maintained garden which includes a patio, lawn garden and an array of plants and shrubs.

Location: Close-by are good local shops including supermarket. Excellent public transport. Good local schools. Easy access to the M1 motorway. In close proximity to the amenities in Hillsborough and Walkley. Beautiful country walks in Loxley and the Rivelin Valley's.

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.

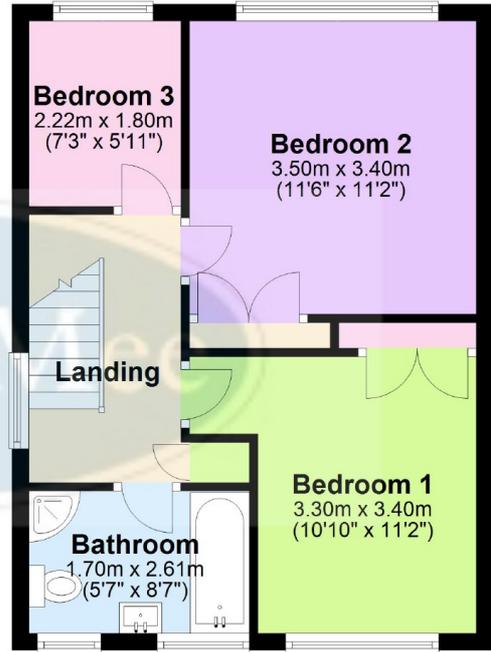
## Ground Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.9 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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82 Middlewood Road, Sheffield S6 4HA  
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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



| Energy Efficiency Rating                                       |                         |
|--|-------------------------|
| Current  | Potential               |
| Very energy efficient - lower running costs<br>82-100 <b>A</b> | 86                      |
| 81-81 <b>B</b>   |                         |
| 80-80 <b>C</b>   |                         |
| 69-69 <b>D</b>   |                         |
| 68-68 <b>E</b>   |                         |
| 67-67 <b>F</b>   |                         |
| 66-66 <b>G</b>   |                         |
| Not energy efficient - higher running costs                    | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                                      |                         |
|---|-------------------------|
| Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>102-100 <b>A</b> | 84                      |
| 99-95 <b>B</b>  |                         |
| 94-91 <b>C</b>  |                         |
| 89-86 <b>D</b>  |                         |
| 82-80 <b>E</b>  |                         |
| 75-70 <b>F</b>  |                         |
| 67-65 <b>G</b>  |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                     | EU Directive 2002/91/EC |