

Saxton Mee



Stannington Road Stannington Sheffield S6 6AE
Price Guide £225,000

Stannington Road

Sheffield S6 6AE

Price Guide £225,000

PRICE GUIDE £225,000-£235,000 ****FREEHOLD****
Located in the heart of Stannington Village is this immaculately presented, two bedroom, extended semi-detached home. The property has been tastefully decorated and renovated in recent years by the current owners to an exceptionally high standard, benefiting from underfloor heating, gas central heating and uPVC double glazing. In brief, the accommodation comprises: an entrance door opens into the superb lounge/diner with log burner. Stunning kitchen having a modern range of wall, base and drawer units, integrated Neff appliances including oven, microwave, and fridge freezer. Utility room and downstairs WC. First floor: excellent size master bedroom which benefits from fitted wardrobes. Good size bedroom two. Modern three piece suite bathroom including a shower over the bath. WC and wash basin.

- VIEWING ESSENTIAL
- IMMACULATE ACCOMMODATION
- LARGE GARDEN
- OFF ROAD PARKING
- DOUBLE GARAGE





OUTSIDE

To the front is a block paved driveway for off road parking. Large double garage with electric door, lighting and power. A gate gives access to the larger than average rear garden which includes a patio and lawn.

LOCATION

Situated in this superb location with excellent amenities close by including supermarkets, shops, pubs. Excellent public transport. Beautiful country walks in the Rivelin Valley within a few hundred yards.

VALUER

Lewis Hughes MNAEA

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. 104.4 sq. metres (1123.4 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 PlanUz.

**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	A (92-101)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
		87	50
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (81-91)		
B (61-80)			
C (41-60)			
D (21-40)			
E (1-20)			
		88	51
England & Wales		EU Directive 2002/91/EC	