

# Saxton Mee



Uppergate Road Stannington Sheffield S6 6BX  
Price Guide £399,950

## Uppergate Road

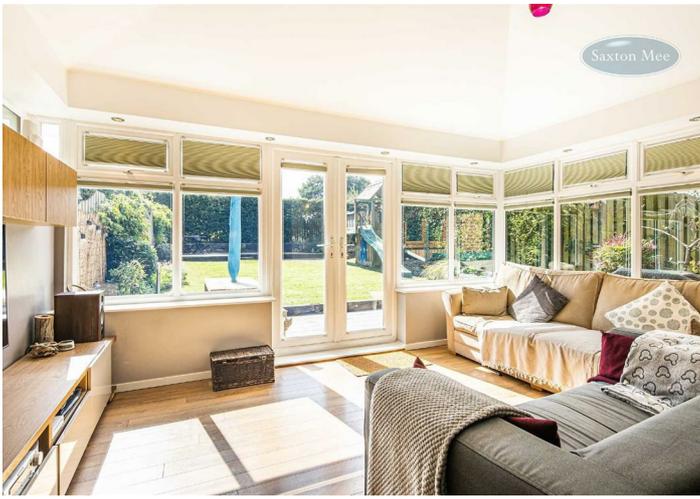
Sheffield S6 6BX

**Price Guide £399,950**

PRICE GUIDE £399,950-£420,000 \*\* FREEHOLD \*\*  
Situating in this sought after village location is this delightful four bedroom detached home which has been effectively extended to the rear. The property benefits from substantial off road parking, gas central heating and uPVC double glazing. In brief, the accommodation comprises: Entrance hallway. Integral garage. Snug/home office. Breakfasting kitchen having a range of wall, base and drawer units, integrated oven, gas hob, dishwasher and fridge/freezer and breakfast bar. Utility room. Large dining room with feature fireplace which in turn leads into the lounge with electric underfloor heating and doors onto the rear garden. First floor: Four generously proportioned bedrooms, the master benefiting from an en-suite shower room. Family bathroom comprising a white suite with bath, shower over, wash basin and WC.

- FOUR BEDROOMS
- OFF ROAD PARKING
- VILLAGE LOCATION
- EXCELLENT SCHOOL CATCHMENT
- INTEGRAL GARAGE
- HOME OFFICE / SNUG





## OUTSIDE

To the front is a large garden, mainly laid to lawn and a driveway providing ample off road parking and leading to the integral garage having an up and over door, power and light. To the rear is a private enclosed garden, ideal for a family, mainly laid to lawn but having a patio seating area also.

## LOCATION

## NOTE

The solar panels are owned by the owner and currently generate approximately £1500 P/A.

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. 146.4 sq. metres (1576.2 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.

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



Energy Efficiency Rating		Current	Potential
(92-101) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	87 89

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92-101) A	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	82 84