



Stanwood Road Stannington Sheffield S6 5JE
Price £255,000

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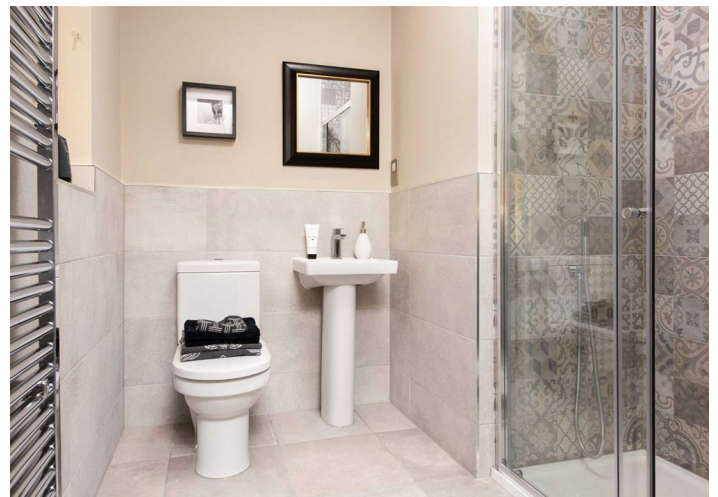
The Aspen is a stunning three bedroom semi-detached home perfect for a growing family. Downstairs you'll find an open kitchen diner to the front and a generous lounge featuring bi-fold doors to the rear. The first floor boasts a double bedroom with en suite as well as a single bedroom and a spacious family bathroom, while the second floor hosts a further double bedroom.

THE GRANGE - STANNINGTON is an exclusive development of 3 and 4 bedroom homes, beautifully finished to an unrivalled specification. As with any Newett Homes development, the design and aesthetics of The Grange is inspired by the way people live their lives.

The village itself has lots to offer in terms of shops, schools and pubs but with its central position in the country and great links by road and rail, the whole of the UK is closer than you think.

- SOUTH FACING GARDEN
- 2 X PARKING SPACES
- HIGH SPECIFICATION
- CUL DE SAC LOCATION
- GOOD SCHOOL CATCHMENT



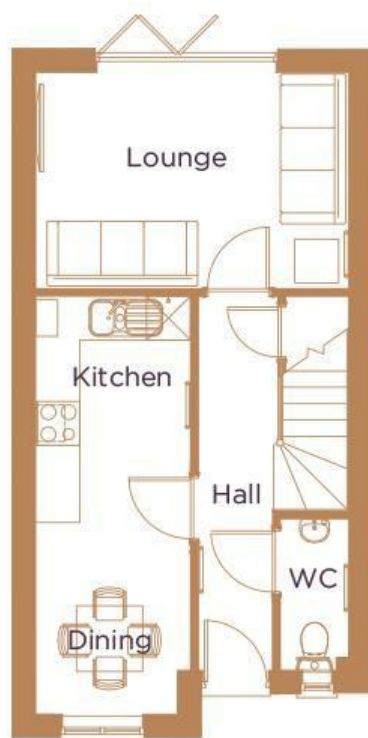


Sheffield is known as the biggest village in Britain and with its relaxed pace of life and the friendly residents, it's easy to see why. There's always something exciting going on in the city if you know where to look, and with a colourful heritage and a lively student population, Sheffield has a unique mix of old and new culture with something for everyone.

The city is famed for its exciting culinary scene, with restaurants and bars known around the UK for their innovative and exciting food and drink. There are all the big names but also a bustling independent scene with artisan coffee shops and pop up street food restaurants catering for every taste. Plus, Sheffield is credited as the birthplace of the UK's craft beer revolution, which you'll see by the number of beers on tap in pubs throughout the city.

Sheffield is home to a wealth of major high street stores including John Lewis and Debenhams, plus an independent quarter full of totally unique shops stocking unusual items you won't find anywhere else.

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.



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	