

# Saxton Mee



Fairbarn Road Stannington Sheffield S6 5PP  
Price Guide £240,000



## Fairbarn Road

Sheffield S6 5PP

**Price Guide £240,000**

PRICE GUIDE £240,000-£250,000 \*\* NO CHAIN \*\*  
Offered to the market for the first time in approximately 60 years is this perfect family home nestled upon the hillside above the Rivelin Valley, ideal for the discerning purchaser to alter, adapt and improve to their own style. Benefiting from a new central heating system. The living accommodation comprises: spacious entrance hall. Well proportioned lounge/dining room with gas fire. Kitchen having a range of units and space for oven. Separate utility with space and housing for white goods. First floor: access to the loft which is ideal for storage. Excellent master bedroom benefiting from fitted wardrobes. Double bedroom two enjoying the stunning views. Generously proportioned single bedroom three benefiting from storage over the stairs. Bathroom including shower over the bath, WC and wash basin.

- VIEWING ADVISED
- THREE GOOD SIZE BEDROOMS
- STUNNING REAR VIEWS
- OFF ROAD PARKING AND GARAGE





## OUTSIDE

To the front is a lawn garden. A driveway leads to the single garage with roller shutter door. To the rear is a pleasant garden which mainly laid to lawn with a patio and garden shed.

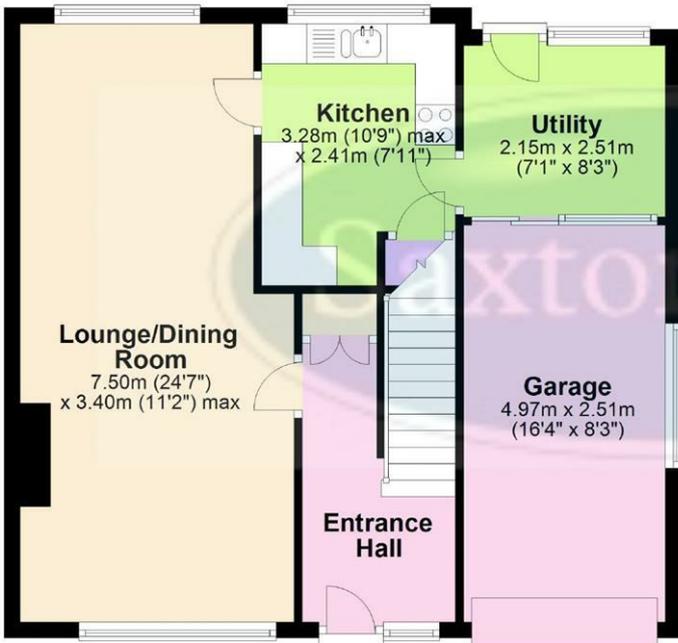
## LOCATION

The property is located in the popular residential area of Stannington having local amenities close by including Co-op Supermarket, medical centre and post office. Beautiful country walks in the Rivelin Valley. Regular public transport links and good local schools.

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.

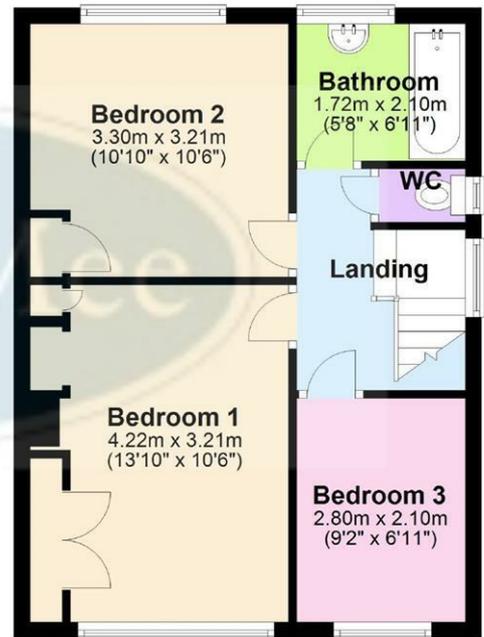
## Ground Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



## First Floor

Approx. 40.5 sq. metres (436.5 sq. feet)



**Total area: approx. 99.9 sq. metres (1075.6 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.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101)	A		
(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			
		64	79
England & Wales		EU Directive 2002/91/EC	