

# Saxton Mee



**Chapman Close Stannington Sheffield S6 5BX**  
**Price Guide £235,000**

## Chapman Close

Sheffield S6 5BX

**Price Guide £235,000**

PRICE GUIDE £235,000-£245,000 \*FREEHOLD\* An internal inspection is highly recommended to appreciate this ideal family home located in this quiet cul-de-sac position in the popular area of Stannington. Constructed in 2013, the property benefits from a stylish modern interior, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: entrance hall and cloakroom. Kitchen/diner with a modern range of wall, base and drawer units, integrated oven, microwave, dishwasher, fridge/freezer, four ring gas hob and extractor hood. Downstairs WC. Lounge with bi-fold doors opening onto the rear garden filling the room with natural light. First floor: master bedroom benefiting from a modern en suite shower room. Double bedroom two. Good size single bedroom three. Family bathroom including shower over the bath, WC and wash basin set in a vanity unit.

- VIEWING ADVISED
- IDEAL FAMILY HOME
- THREE BEDROOMS
- TWO BATHROOMS
- MODERN KITCHEN
- OFF ROAD PARKING





**OUTSIDE**

Outside: a good size driveway to the front. To the rear is an easily maintained, south facing garden including a patio and lawn garden.

**LOCATION**

Situated in this quiet cul de sac with excellent local amenities close by. Regular public transport. Easy access to Universities, hospitals, Sheffield City Centre and motorway links. Good local schools. County walks within the Rivelin Valley.

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. 92.3 sq. metres (993.6 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.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>96</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs		<b>84</b>	
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 plus) <b>A</b>		<b>98</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		<b>86</b>	
England & Wales		EU Directive 2002/91/EC	