

Saxton Mee

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Wood Lane Stannington Sheffield S6 6AQ
Price £290,000



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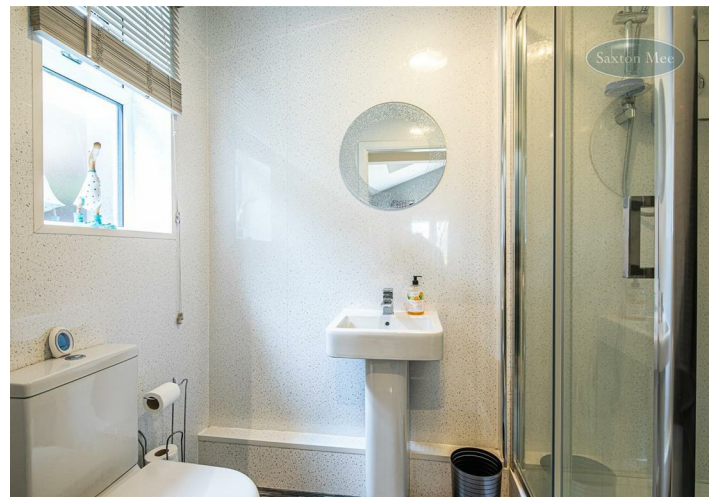
Sheffield S6 6AQ

Price £290,000

****FREEHOLD**** A rare and exciting opportunity has arisen to purchase this immaculately presented two double bedroom, two bathroom detached bungalow situated on this substantial plot in the heart of Stannington Village. The property benefits from uPVC double glazing, gas central heating and ample off road parking for several vehicles. In brief, the living accommodation comprises: Entrance into the modern dining kitchen with integrated oven, microwave, dishwasher, dual fuel hob with extractor above, space for washing machine, American style fridge/freezer and breakfast bar seating area. The inner hallway gives access to the master bedroom with fitted wardrobes and en-suite shower room, bedroom two and the modern family bathroom/W.C. Large lounge, ideal for family entertaining, with patio doors leading on to the rear garden.

- BEAUTIFUL INTERIOR
- OFF ROAD PARKING
- SUPERB REAR GARDEN WITH PATIO
- VIEWING HIGHLY ADVISED
- TWO BEDROOM, TWO BATHROOM
- SUBSTANTIAL PLOT





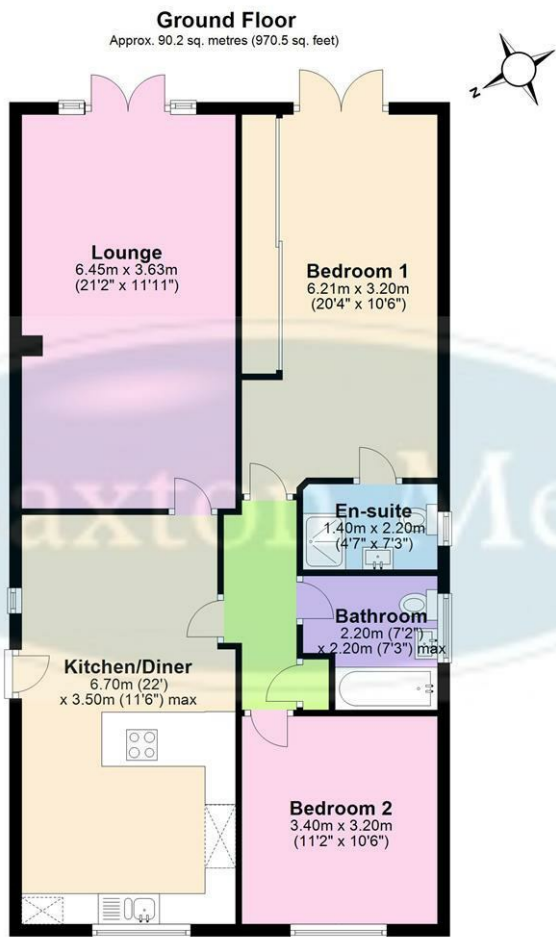
OUTSIDE

To the front of the property is a large driveway providing ample off street parking for several vehicles and giving the property privacy, set back from the road. An access path down the side of the property leads to the large rear garden with lawn, patio and established borders.

LOCATION

The property is ideally located for excellent amenities in Stannington village including Co-op superstore, well regarded fish and chip shop, independent local hardware store, bakery, hairdressers, chemist and much more. Regular public transport links to the City and beyond. Catchment area for Stannington Infants and Bradfield Secondary School. Beautiful country walks are located just a stones throw away in the Rivelin and Loxley Valleys, as well as vast open countryside in turn towards Bradfield.

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. 90.2 sq. metres (970.5 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England & Wales	EU Directive 2002/91/EC	68	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	63	80