

Saxton Mee



Deer Park Road Stannington Sheffield S6 5NH
Offers Around £170,000

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**** NO ONWARD CHAIN ** FREEHOLD PROPERTY ** POTENTIAL TO IMPROVE **** Located within the popular suburb of Stannington is this charming three bedroom end of terrace property which would make an ideal first time buy. Enjoying good sized bedrooms, and a spacious living area, the property is neutrally decorated, and offers exciting scope for buyers to cosmetically update the house to their own personal choice.

Offered with no onward chain, the property further benefits from gas central heating, double glazed windows, and enclosed gardens.

On the ground floor the accommodation briefly comprises a small porch, an entrance hall which leads into a downstairs WC, a breakfast kitchen, and a spacious lounge/diner that has patio doors to the rear garden.

The first floor features three excellent sized bedrooms which two of benefit from fitted wardrobes, and a contemporary shower room which has a large walk-in shower.

- NO ONWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- SPACIOUS LIVING AREA
- MODERN SHOWER ROOM
- POTENTIAL TO IMPROVE
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- ENCLOSED PRIVATE GARDEN
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

The property enjoys enclosed gardens to the front, side, and rear which comprise of a lawn area, paved patio, and planted beds.

LOCATION

Offering a range of superb local amenities, the property lies within reach of several highly regarded schools for all ages. Excellent transport links including key bus routes into the city centre and neighbouring towns. You are a short distance from the Peak National Park. There are several green spaces to explore on the doorstep, including the Loxley and Rivelin Valleys.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

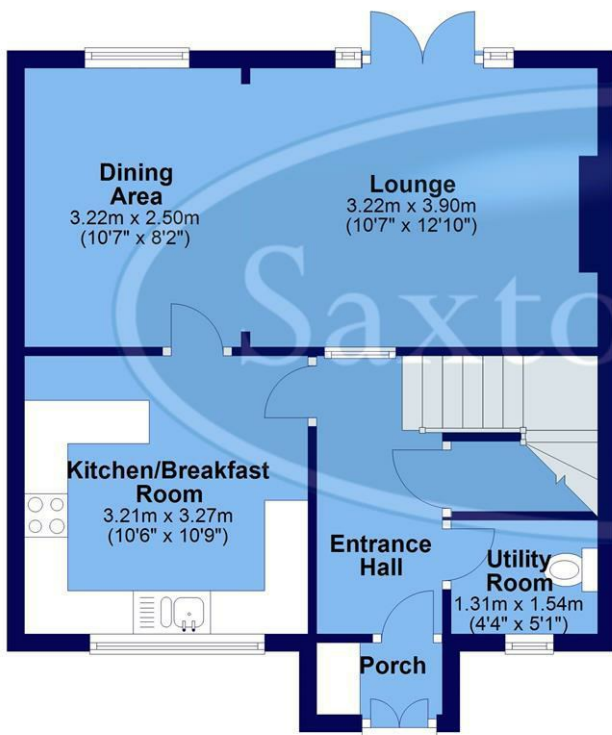
VALUER

Chris Spooner ANAEA

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.

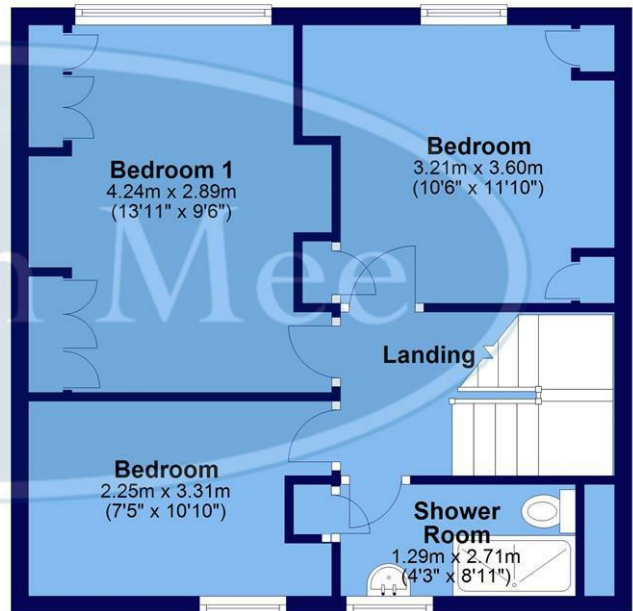
Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.2 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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www.saxtonmee.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| | B | | |
| | C | | |
| | D | | |
| | E | | |
| | F | | |
| | G | | |
| Not energy efficient - higher running costs | | 63 | 71 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| | B | | |
| | C | | |
| | D | | |
| | E | | |
| | F | | |
| | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | 67 | 70 |
| England & Wales | | EU Directive 2002/91/EC | |