

# Saxton Mee



**Spoon Way Stannington Sheffield S6 6EZ**  
**Offers Around £400,000**



# Spoon Way

Sheffield S6 6EZ

Offers Around £400,000

Offered to the open market with no onward chain is this four bedroom detached property which enjoys a fantastic sized private garden and is positioned on a quiet cul-de-sac which would be ideal for families. The property has been well kept by the current owner but is in need of some updating and ideal for the discerning purchaser to update to their own tastes. Spoon Way is a very popular development on the fringes of open countryside, yet within easy reach of the excellent facilities within Stannington village. Well served by regular public transport and within the catchment of popular schools.

The living accommodation briefly comprises: enter via a front door into the entrance hall with a WC and access into the kitchen, dining room and lounge. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above. The lounge has a front window and double doors opening into a garden room, perfect for enjoying the stunning gardens views.

From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms and the bathroom. Bedrooms one and two are both double in size and benefit from fitted wardrobes. The bathroom has a three piece suite including bath with overhead shower, glass shower screen, WC and wash basin.

- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- FANTASTIC SIZED GARDEN
- CUL-DE-SAC POSITION
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- FOUR BEDROOMS
- POTENTIAL TO IMPROVE
- OFF ROAD PARKING/SINGLE GARAGE
- GOOD SCHOOL CATCHMENT





**OUTSIDE**

To the front of the property is a driveway which provides off road parking and leads to a single garage. There is also a small lawn area and planted beds. At the rear/side is a much larger than average sized garden which has to be viewed to be fully appreciated. It features paved patio areas, lawn areas, and a variety of well established, plants, shrubs and trees.

**LOCATION**

The property is ideally located for excellent amenities in Stannington including a Co-op superstore, well regarded fish and chip shop, a convenience store/post office, and well regarded local schools for pupils of all ages. There are regular public transport links to Sheffield City Centre which is just four miles from Stannington, where you will find a wealth of shops, and attractions like The Crucible Theatre, cinemas, live music venues, and much more. The edge of the Peak District is only minutes away, where hundreds of miles of hiking routes, charming historic towns and famous scenery awaits. Visit pretty rural towns like Edale, Castleton and Hope Valley, or natural attractions such as Kinder Scout nature reserve, Jacob's Ladder, Ladybower Reservoir, and the Blue John Cavern.

**MATERIAL INFORMATION**

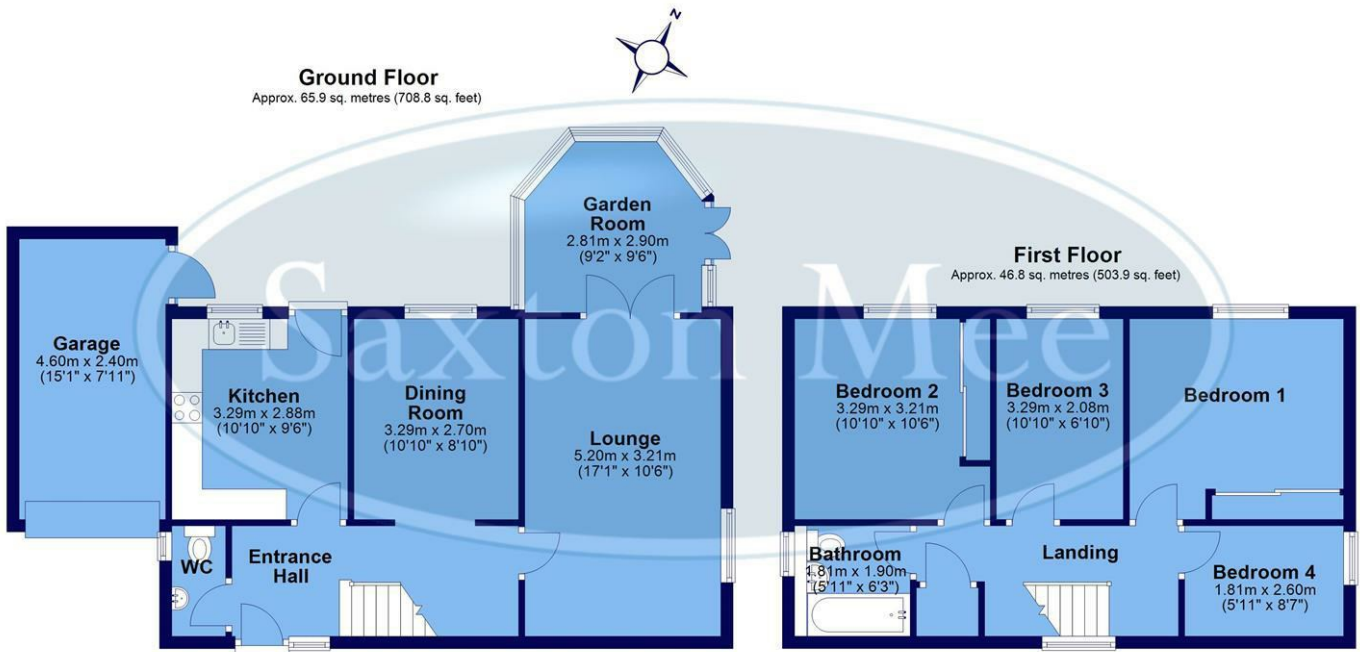
The property is Leasehold with a term of 200 years running from the 22nd November 1976. The property is currently Council Tax Band D.

**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.

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Total area: approx. 112.7 sq. metres (1212.7 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
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>		
	(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>England &amp; Wales</b>		58	76
	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>		
	(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>England &amp; Wales</b>		55	75
	EU Directive 2002/91/EC		