



Oldfield Road Stannington Sheffield S6 6DU
Offers Around £400,000

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**** NO CHAIN ** EXCITING POTENTIAL ** STUNNING VIEWS ** FREEHOLD **** An incredibly exciting opportunity has arisen to purchase this superb five bedroom, two bathroom detached family home which enjoys breath-taking views, and is located within the highly sought after suburb of Stanington. Having been a wonderful home for the current vendor and her family, the property now offers fantastic potential for a new family to update the property to their own personal choice. The house has been lovingly cared for and well maintained, while also benefitting from a much larger than average south facing garden to the rear.

On the ground floor the accommodation briefly consists of a large porch which offers useful storage space, an entrance hall which leads to a downstairs WC, a kitchen than has a range of fitted cupboards with solid wood doors, contrasting worktops, and integrated appliances to include a double electric oven, electric hob, and a fridge. Furthermore there is a through lounge/dining room that has patio doors to the rear garden, dual aspect, and a feature fireplace.

The first floor features a large master bedroom which has fitted wardrobes, a second double bedroom that enjoys impressive views to the rear, a family bathroom which has a corner bath and a separate shower enclosure, and two further single bedrooms which are currently used as study's.

From the landing area, stairs lead to a further double bedroom in the attic, a large storage area, and a second bathroom.

NB. The property is currently heated by storage heating. Gas is not currently present at the property but has been previously.

- NO ONWARD CHAIN
- STUNNING VIEWS TO REAR
- SOUGHT AFTER LOCATION
- FABULOUS SIZED SOUTH FACING GARDEN
- FOUR BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS WC
- GENEROUS OFF ROAD PARKING
- POTENTIAL TO UPDATE AND EXTEND
- CLOSE TO SUPERB AMENITIES





OUTSIDE

To the front of the property there is a block paved driveway which provides off road parking for at least two cars, a low maintenance garden area, and access to a single garage. Access to the side of the property takes you to a wonderful south facing rear garden which extends much longer than the average gardens in this area. It comprises large lawn areas, pave patios, planted beds with a variety of well established plants, shrubs, and small trees, and a timber shed. There are photovoltaic solar panels on the front aspect of the roof which helps heat the hot water in the property.

LOCATION

Stannington Village has excellent local amenities, and easy access into Sheffield. The Peak District is also within easy reach. Stannington Park is close-by, with plenty of green open space, a bowling green, and a café within the park. There are local pubs close-by. Sheffield City Centre 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.

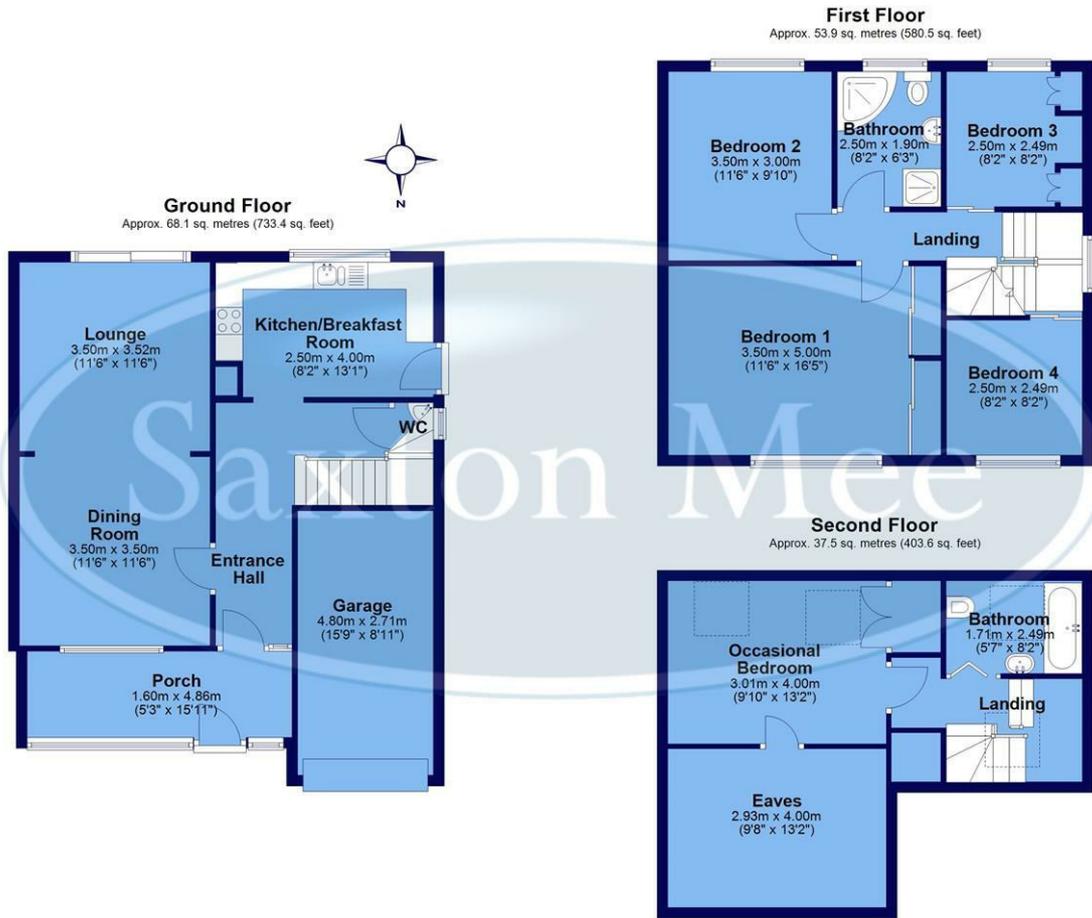
MATERIAL INFORMATION

The property is Freehold and 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.



Total area: approx. 159.6 sq. metres (1717.6 sq. feet)

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-91) A		(92-91) A	
(81-61) B		(81-61) B	
(55-50) C		(55-50) C	
(45-40) D		(45-40) D	
(35-34) E		(35-34) E	
(21-16) F		(21-16) F	
(1-10) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	43		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC