

Saxton Mee



Albanus Ridge Stannington Sheffield S6 6EX
Offers Around £400,000

St Luke's
Sheffield's Hospice

Albanus Ridge

Sheffield S6 6EX

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Situated in this sought after location is this three double bedroom, two bath/shower room detached property which enjoys a lovely south-facing rear garden and benefits from a double-width driveway, garage, solar panels, uPVC double glazing and gas central heating. Albanus Ridge 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.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the welcoming entrance hall which has wood effect flooring, fitted under stair storage, and a downstairs WC/cloakroom. From the hall, access to the lounge and the kitchen/diner. The well proportioned lounge has wood effect flooring, windows to the front aspect and French doors to the rear garden. The spacious kitchen/diner has a range of shaker style fitted units with contrasting granite worktops which incorporate the sink and drainer. There is a range of integrated appliances including a dishwasher, washing machine, electric oven, micro-combi oven, five ring induction hob and space for a freestanding American style fridge freezer. There is a rear entrance door opening onto the garden, providing a perfect a perfect extension for indoor/outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the family bathroom. The spacious principal bedroom features Sharps wardrobes and the added advantage of a contemporary en suite shower room with WC and wash basin. Two further double bedrooms, one benefiting from fitted wardrobes. The bathroom has a white three piece suite including bath with electric shower, WC and wash basin.

- IDEAL FAMILY HOME
- THREE DOUBLE/TWO BATH SHOWER ROOMS
- DOUBLE-WIDTH DRIVEWAY & GARAGE WITH AN ELECTRIC DOOR
- SOUTH FACING REAR GARDEN
- SOUGHT AFTER LOCATION ON A QUIET CUL-DE-SAC
- SOLAR PANELS GENERATING AN INCOME
- WELL PROPORTIONED LOUNGE
- FABULOUS KITCHEN/DINER
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

To the front is a double-width block paved driveway allowing off road parking for two vehicles and this leads to the garage. There is a lawn to the front. To the rear is a superb sized south-facing garden which features two paved patio areas, and a lawn.

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

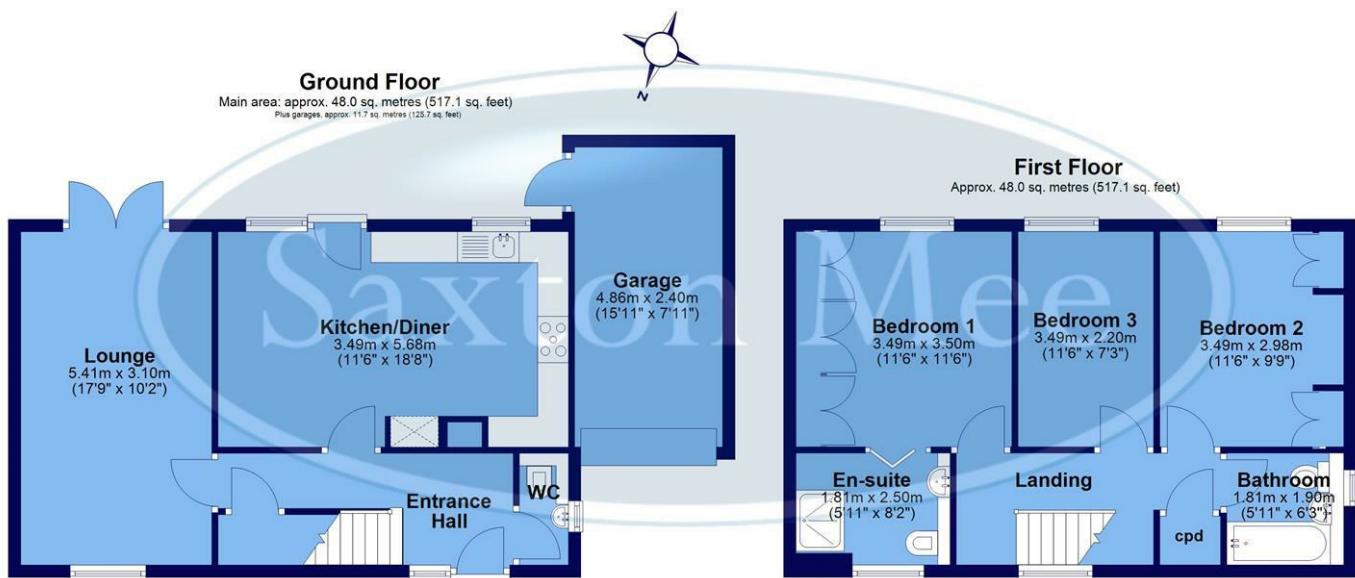
The property is Leasehold with a term of 200 years running from the 22nd November 1976.

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.



Main area: Approx. 96.1 sq. metres (1034.3 sq. feet)
Plus garages, approx. 11.7 sq. metres (125.7 sq. feet)

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

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 OnTheMarket.com

 St Luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	79
(B1-B1) B	81
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	75
(B1-B1) B	78
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC