

Saxton Mee



Oldfield Road Stannington Sheffield S6 6DS
Price Guide £275,000

St Luke's
Sheffield's Hospice

Oldfield Road

Sheffield S6 6DS

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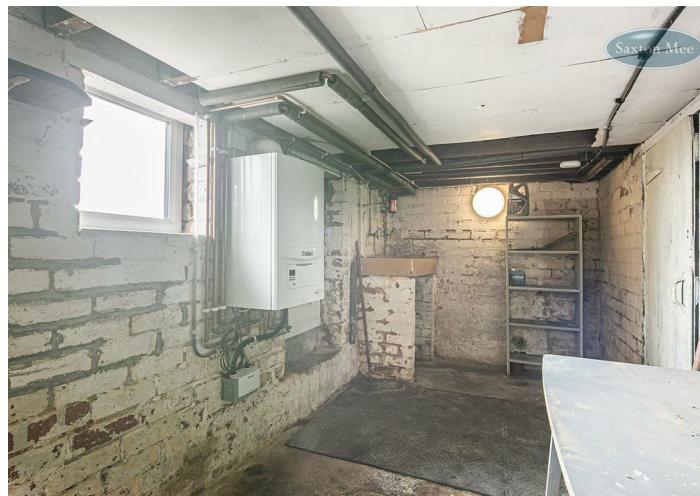
GUIDE PRICE £275,000 - £290,000 ** NO CHAIN ** Enjoying impressive views and a fantastic sized rear garden is this well presented, three bedroom semi detached property which benefits from off road parking, uPVC double glazing and gas central heating. Located within the sought after suburb of Stannington Village, the property has been the subject of a substantial renovation project in 2014 including new electrics, plumbing, bathroom and kitchen.

Neutrally decorated throughout, the living accommodation briefly comprises front porch which opens into an entrance hall with access into the lounge. The lounge has a bay window to the front allowing natural light. An opening leads into the dining room which has a rear window. A door then opens into the contemporary kitchen which has a range of shaker style cupboards. Contrasting worktops incorporate the sink and drainer. Integrated appliances include an electric oven with a four ring hob with extractor above. There is a useful under stair cupboard and a side entrance door.

From the hallway, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master bedroom has a front bay window. Double bedroom two enjoys the rear views. Single bedroom three is to the front aspect. The well appointed bathroom has a white three piece suite including bath with overhead shower, WC and wash basin.

- **EARLY VIEWING ADVISED**
- **WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY**
- **LOUNGE, DINING ROOM & KITCHEN**
- **USEFUL CELLAR**
- **GOOD SIZE REAR GARDEN**
- **IMPRESSIVE VIEWS TO THE REAR**
- **OFF ROAD PARKING**
- **FANTASTIC LOCATION**
- **AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS**
- **EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE**





OUTSIDE

Off road parking and small garden to the front aspect. To the rear is a fantastic sized garden which is mainly lawn with planted beds. Access to a useful cellar space which also houses the gas central heating boiler.

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 Leasehold with a term of 800 years running from the 29th September 1936.

The property is currently Council Tax Band B.

VALUER

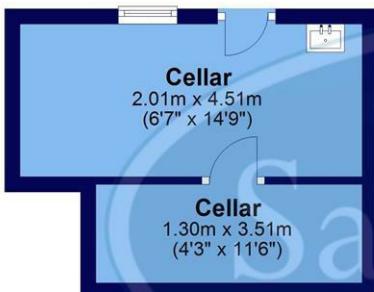
Chris Spooner

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.



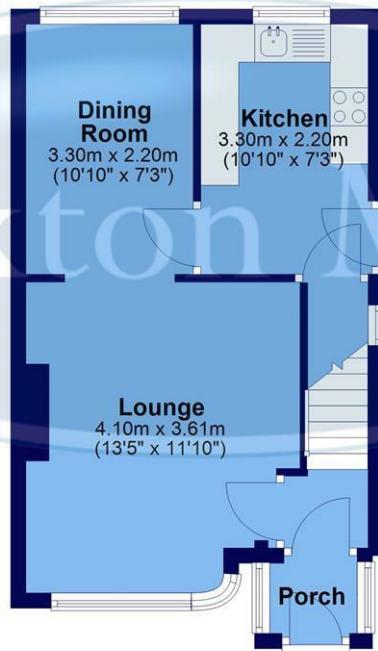
Cellar

Approx. 14.0 sq. metres (150.5 sq. feet)



Ground Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 80.7 sq. metres (868.4 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



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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	88

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G20)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	67