

Saxton Mee



**Spoonhill Road Stannington Sheffield S6 5PA**  
**Offers Around £230,000**

**St Luke's**  
Sheffield's Hospice

# Spoonhill Road

Sheffield S6 5PA

Offers Around £230,000

**\*\* SOUTH FACING REAR GARDEN \*\*** Located in this quiet residential road in Stannington, within close proximity of Rivelin Valley and Peak District beyond is this three bedroom semi detached property which enjoys a south facing rear garden and benefits from a detached garage, solar panels, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises front door which opens into the entrance hall with access into the lounge. The lounge has a front window allowing natural light, feature wall paper and a contemporary electric fire, which is the focal point of the room. A door then opens into the extended kitchen/diner. The kitchen has a range of grey painted units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven, a gas hob and microwave along with housing and plumbing for a washing machine and dishwasher. There is ample space for a dining table and chairs, a rear entrance door and a large opening through to the garden room. This bright and airy space has patio doors which open onto the rear garden, providing 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 bathroom. The master bedroom is to the front aspect and has space for furniture. Double bedroom two overlooks the rear. Single bedroom three is to the rear. The contemporary bathroom has a chrome heated towel rail and a white three piece suite including bath with overhead shower, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- SOUTH FACING REAR GARDEN
- DETACHED GARAGE
- SOLAR PANELS
- RECENTLY UPDATED
- LOUNGE, KITCHEN/DINER & GARDEN ROOM
- THREE PIECE SUITE BATHROOM
- QUIET LOCATION
- EASY ACCESS TO SHEFFIELD CITY & OPEN COUNTRYSIDE
- LOCAL AMENITIES, TRANSPORT LINKS & SCHOOLS





## OUTSIDE

There is a low maintenance garden to front aspect, a shared drive which leads to private garage. To the rear is a south facing garden which has a lawn area, planted beds and patio area.

## 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

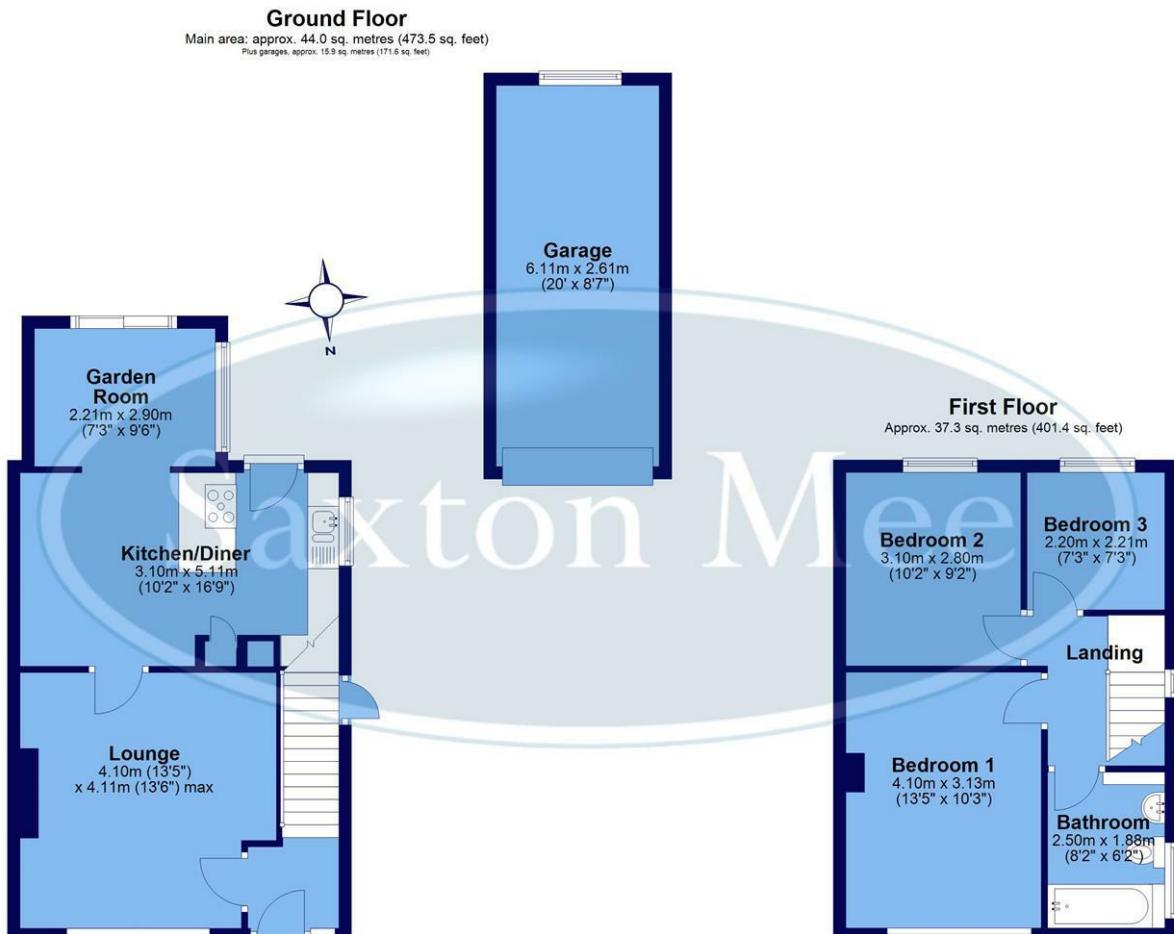
The property is Leasehold with a term of 800 years running from the 29th September 1964.

The property is currently Council Tax Band C.

## 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.



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 St Luke's  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G8) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G8) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales