

Saxton Mee

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Oldfield Road Stannington Sheffield S6 6DX
Guide Price £300,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £300,000-£325,000 ** CASH BUYERS ONLY **

Enjoying stunning panoramic views of the countryside is this fabulous three bedroom semi-detached family home which is offered to the open market with no onward chain. Suitable for cash buyers only due to the current roof having spray foam insulation, the property offers enormous scope to be updated throughout, with potential for side, loft, and rear extensions if so desired. Briefly the accommodation on the ground floor comprises, a porch which leads into an entrance hall, a spacious open plan lounge/dining room which leads into a garden room/conservatory, a galley kitchen, a utility room, and integral access to the garage. The first floor has two double bedrooms which each have fitted wardrobes, a single bedroom that has an oriel window, and a family bathroom that includes a WC, wash hand basin, bath, and a separate shower enclosure.

- STUNNING COUNTRYSIDE VIEWS
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- EXCITING POTENTIAL
- CASH BUYERS ONLY
- CLOSE TO AMENITIES





OUTSIDE

To the front is a block paved driveway that could allow for two cars to park and leads to a single garage. There is also a low maintenance garden which has a lawn and planted beds. At the rear is a superb south facing garden which backs onto local farm fields, and benefits from a large lawn area, well established plants, shrubs, hedging, a paved patio area, and a green house. There is also access to cellar style storage under the garden room and patio.

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.

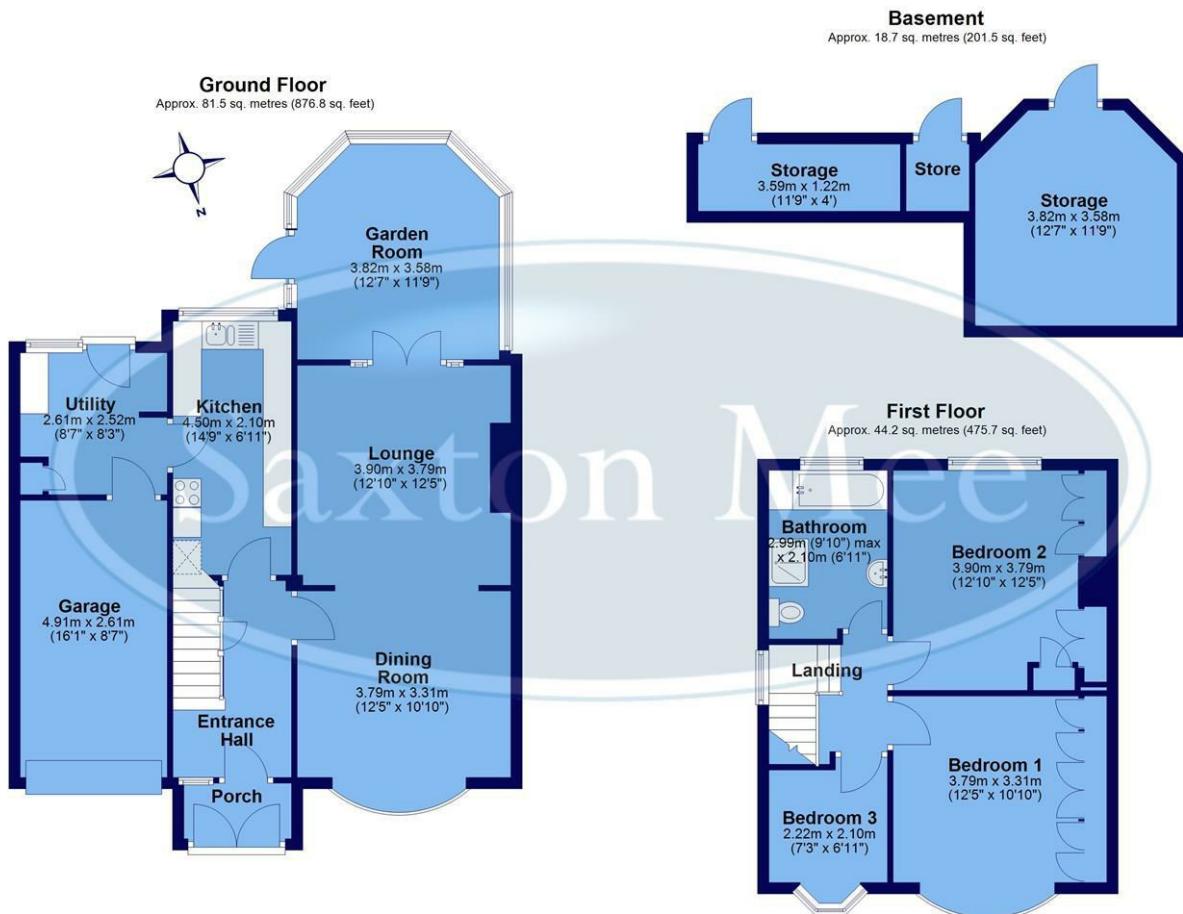
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band 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	Current Potential
(A2 plus) A	
(B1-B4) B	
(C5-C9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(A2 plus) A	
(B1-B4) B	
(C5-C9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales