



Scarlett Oak Meadow Stannington Sheffield S6 6FE
Offers Around £300,000

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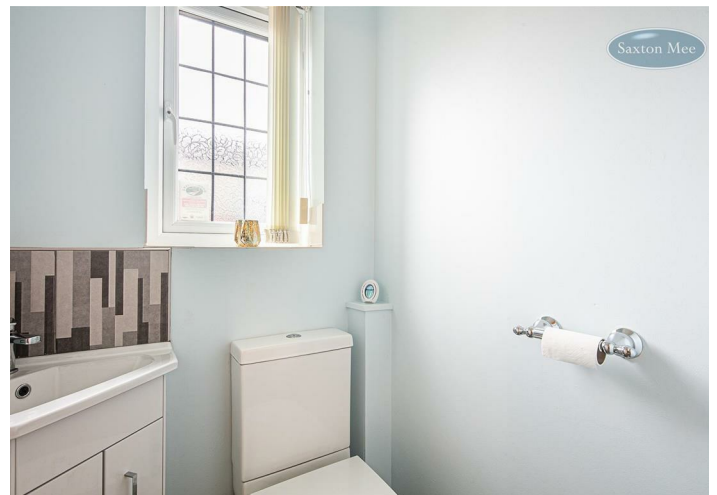
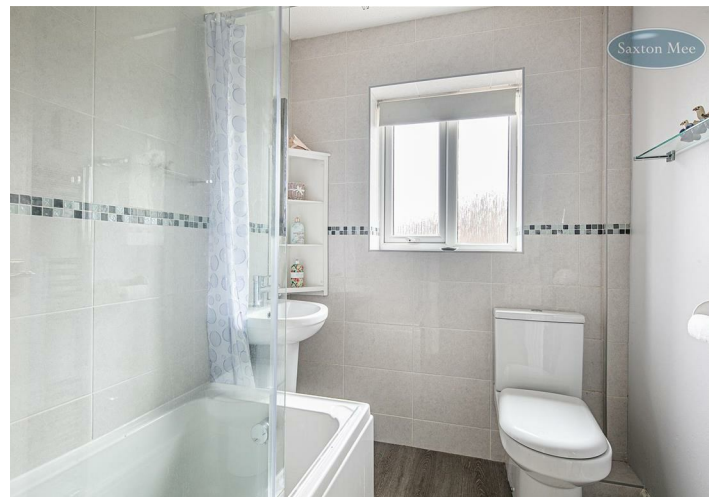
**** NO ONWARD CHAIN ** CUL-DE-SAC POSITION ** SOUGHT AFTER LOCATION **** Forming part of the highly desirable Acorn estate in Stannington is this well presented three bedroom semi-detached stone built house. Offered to the open market with no onward chain, the property enjoys modern décor throughout, and could suit a variety of buyers who would appreciate a low maintenance garden, a spacious lounge, a separate conservatory, off road parking and a single garage.

On the ground floor the accommodation briefly comprises a small porch which leads into an entrance hall, a downstairs WC/Cloakroom, a fitted kitchen which features painted units, a tiled splashback and space/plumbing for appliances, a spacious lounge that has a feature fireplace with a gas coal effect fire, and a separate conservatory which has a radiator and a door to the rear garden.

The first floor has two double bedrooms with one of which benefitting from fitted cupboards, a single bedroom, and a well appointed bathroom that is partially tiled and features a white suite that has a shower over the bath.

- NO ONWARD CHAIN
- QUIET CUL-DE-SAC POSITION
- WELL PRESENTED THROUGHOUT
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS LOUNGE
- CONSERVATORY TO REAR
- OFF ROAD PARKING AND GARAGE
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

To the front is a low maintenance garden area and a block paved driveway which leads to a single garage that has an electric door. At the rear is an enclosed private garden which is mainly paved, with a planting bed, timber fence, and a secure gate to the front.

LOCATION

The property is ideally located for excellent amenities in Stannington village including Co-op superstore, well regarded fish and chip shop, independent local hardware store, bakery, hairdressers, chemist and much more. Regular public transport links to the City and beyond. Catchment area for Stannington Infants and Bradfield Secondary School. Beautiful country walks are located just a stones throw away in the Rivelin and Loxley Valleys, as well as vast open countryside in turn towards Bradfield.

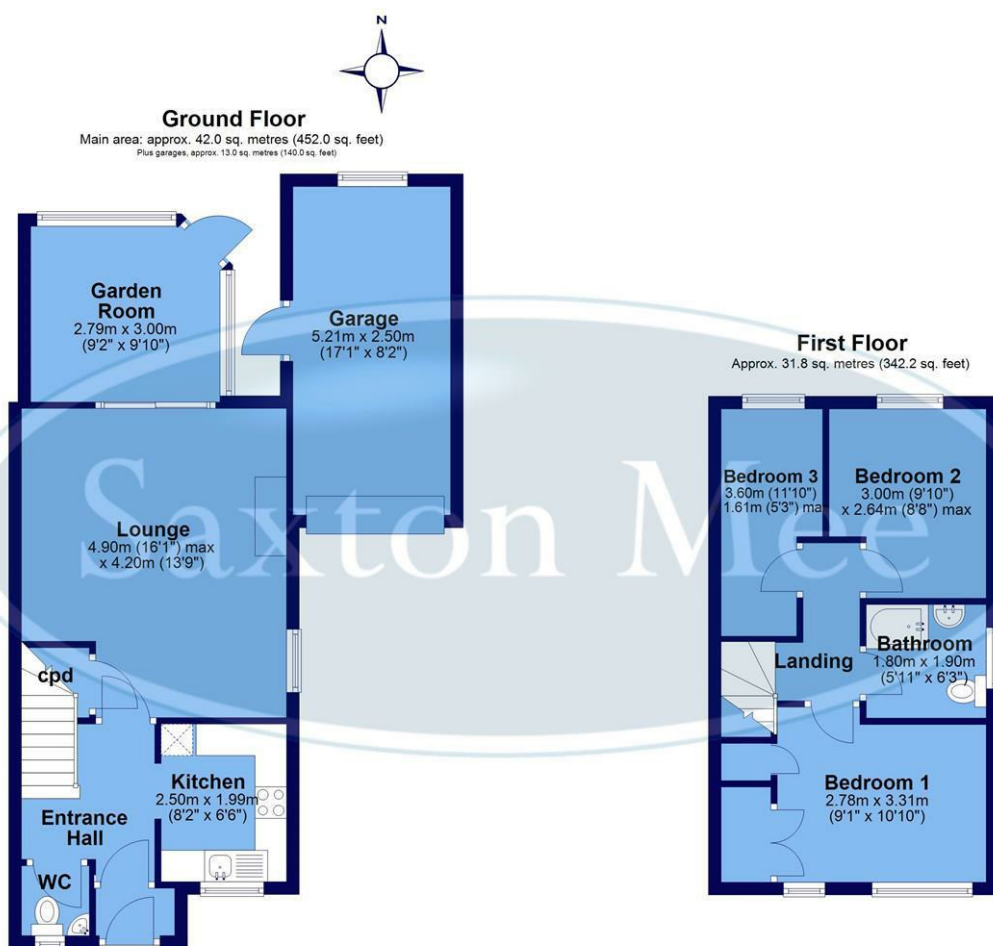
MATERIAL INFORMATION

The property is currently Council Tax Band C.

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. 73.8 sq. metres (794.2 sq. feet)
Plus garages, approx. 13.0 sq. metres (140.0 sq. feet)

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

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