



Flask View Stannington Sheffield S6 6FF
Price £325,000

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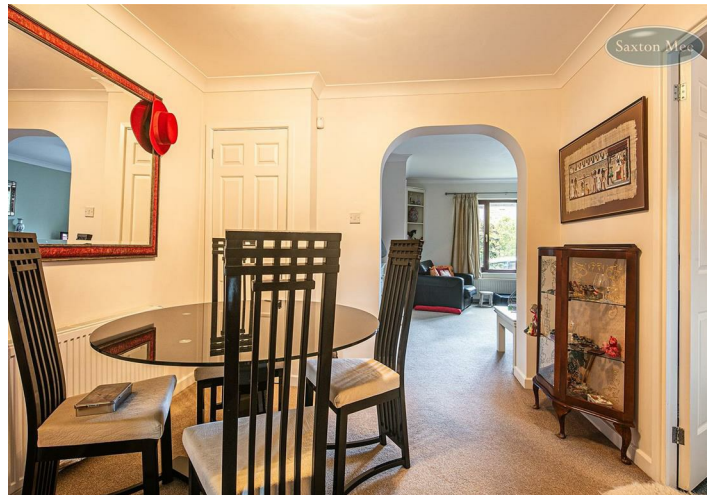
This impressive, thoughtfully extended three bedroom semi-detached house is located on a quiet cul-de-sac within the highly sought after Acorn estate in Stannington S6. Well presented throughout the property benefits from spacious living areas, two bathrooms, a west facing enclosed garden, and a good sized private drive which leads to a single garage.

Briefly the accommodation on the ground floor includes a porch that leads into an inner lobby, a lounge that features an electric fire and then opens to a dining area, a 'snug' that has a vaulted ceiling, and a conservatory which leads to the garden. Furthermore there is a shower room on the ground floor which includes a WC, and a John Lewis kitchen which has a range of integrated appliances including a slimline dishwasher, fridge, freezer, electric oven, microwave, and a five ring gas hob.

On the first floor there is a double bedroom to the front aspect, a second double to the rear that has fitted wardrobes, a single bedroom, and a bathroom that has a white suite with a shower over the bath.

EPC and floor plan coming shortly.

- CUL-DE-SAC LOCATION
- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- EXTENDED SEMI-DETACHED
- WELL PRESENTED
- GOOD SIZED LIVING AREA
- WEST FACING GARDEN
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER LOCATION
- EXCELLENT AMENITIES





OUTSIDE

To the front of the property there is a small lawn area, a planted bed, and a block paved driveway that leads to a single garage. At the rear there is a west facing enclosed garden that has an artificial lawn area, a paved patio area, and heavily stocked beds.

LOCATION

Located in this extremely popular development, just off Acorn Drive. Excellent local shops within the village including two supermarkets, hardware shop, etc. Local park. Superb catchment for good local infant, junior and secondary schools. Easy access to motorway. Sheffield city centre is approximately 5 miles.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 22nd November 1976 (150 years remaining).
The property is currently Council Tax Band C.

VALUER

Chris Spooner MNAEA

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.

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

