



Marchwood Road Stannington Sheffield S6 5LB
Offers Around £290,000

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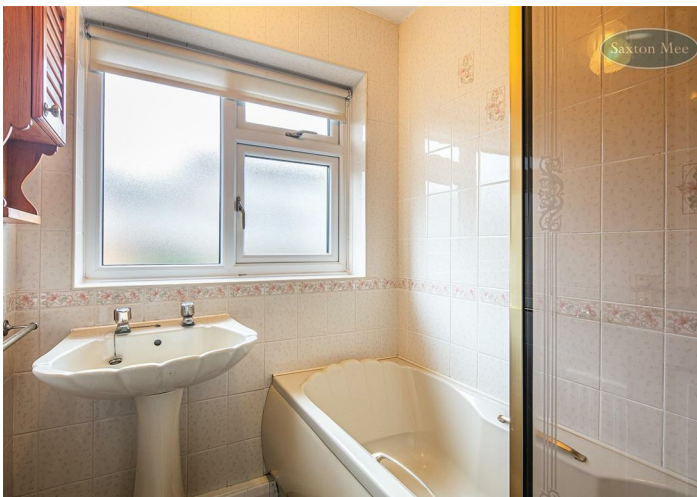
Sheffield S6 5LB

Offers Around £290,000

****CHAIN FREE**EXCITING POTENTIAL**POPULAR SUBURB**** Offered to the open market with no onward chain is this extended four/five bedroom semi-detached house which is in need of a scheme of modernising and updating. The property is located within the popular suburb of Stannington which benefits from excellent local amenities, good school catchments, making this an ideal property for a family who would prefer to renovate a house to their own personal taste. Briefly the accommodation on the ground floor comprises a porch which leads into a spacious entrance hall, a bay windowed lounge that has a feature fireplace with a recently installed electric fire, a dining room that has a serving hatch to the kitchen, and a window which overlooks the garden, and a separate kitchen. On the first floor there is a master bedroom to the front aspect that has fitted wardrobes, two further double bedrooms, and two single/box rooms. One of the box rooms could easily be converted into a shower room as it already has the plumbing under the floor boards. Further more there is an extended garage which has integral access to the kitchen, which has potential for a variety of uses.

- NO ONWARD CHAIN
- IN NEED OF UPDATING
- FOUR/FIVE BEDROOM FAMILY HOME
- POPULAR LOCATION
- WEST FACING GARDEN TO REAR
- BOILER INSTALLED IN 2023
- EXTENDED GARAGE WITH EXCITING POTENTIAL
- SEMI-DETACHED HOUSE
- CLOSE TO AMENITIES
- GOOD SCHOOL CATCHMENT





OUTSIDE

To the front of the property there is a drive which provides off road parking for one car, and a small low maintenance garden area. At the rear there is a west facing garden which is tiered, has a paved patio area and has been recently stripped back to provide a blank canvass for the next owners.

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 25th March 1959.

The property is currently Council Tax Band D.

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.



Total area: approx. 132.9 sq. metres (1430.1 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		64	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		62	81
EU Directive 2002/91/EC			