

Saxton Mee

Saxton Mee



Saxton Mee



Saxton Mee



Marchwood Road Stannington Sheffield S6 5LB
Offers Around £200,000

St Luke's
Sheffield's Hospice

Marchwood Road

Sheffield S6 5LB

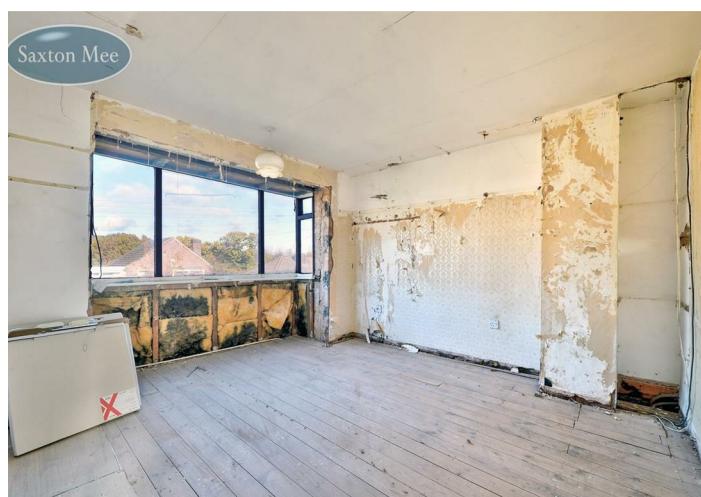
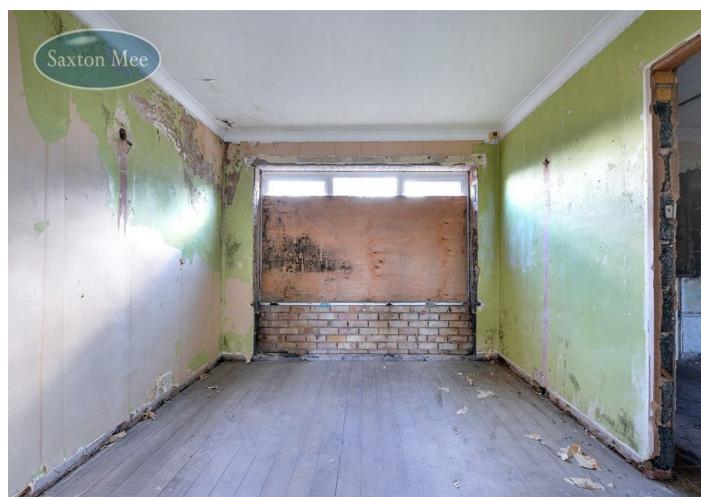
Offers Around £200,000

**** CASH BUYERS ONLY ** FREEHOLD ** NO CHAIN**

** Are you looking for a project with massive potential then viewing is essential to appreciate this three bedroom semi detached property situated on this admirable corner plot. The property is in need of complete modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. The property is ideally located for excellent amenities in Stannington, excellent public transport links and good catchment for schools. The living accommodation briefly comprises: front door which opens into a lobby and the entrance hall. Access into the lounge, dining room, kitchen and garage. The lounge to the front has sliding doors which open into the dining room. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom.

- **EARLY VIEWING ADVISED**
- **SUPERB CORNER PLOT**
- **MASSIVE POTENTIAL**
- **DRIVEWAY TO THE FRONT**
- **SOUGHT AFTER LOCATION**





OUTSIDE

Situated on this large corner plot with a driveway to the front. Gardens to three sides.

LOCATION

The property is ideally located for excellent amenities in Stannington including a Co-op superstore. Local chemist, doctors/medical centre. A great range of local traditional public houses with eating facilities. Regular public transport links. Reputable local schools. Easy access to Sheffield City Centre and Hillsborough. Fantastic walks minutes away on the Rivelin Valley trails. This is a very popular area for birding, hiking, and walking. A short drive and you can be at the start of the Peak District National Park.

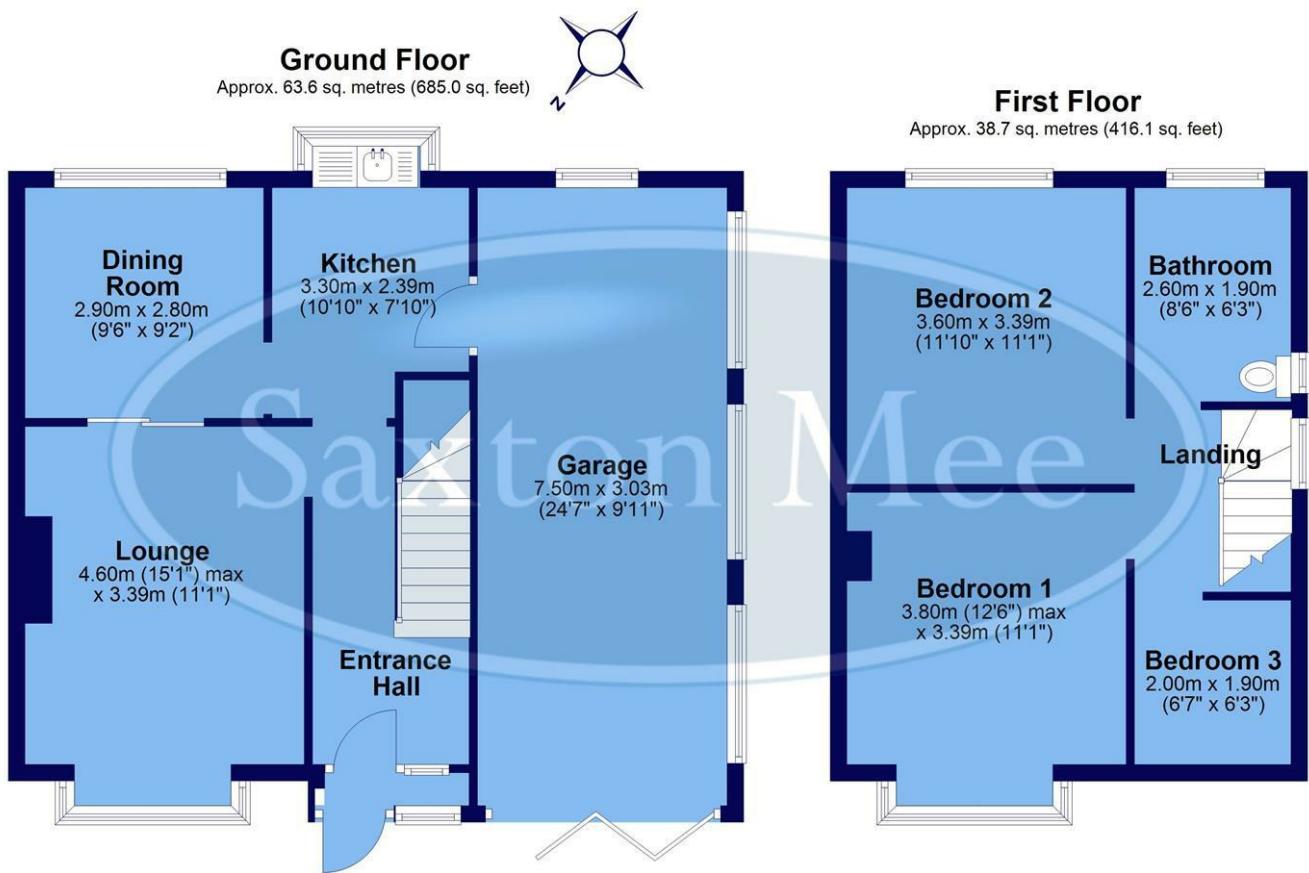
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore 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.



All measurements are approximate
Plan produced using PlanUp.

**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



[onTheMarket.com](#)

st luke's
Sheffield's Hospice

| Energy Efficiency Rating | |
|--|-----------------|
| Very energy efficient - lower running costs (A2 plus) | A |
| (B1-B1) | B |
| (B2-B9) | C |
| (D5-D9) | D |
| (E9-E4) | E |
| (F1-F8) | F |
| (G1-G9) | 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 (A2 plus) | A |
| (B1-B1) | B |
| (B2-B9) | C |
| (D5-D9) | D |
| (E9-E4) | E |
| (F1-F8) | F |
| (G1-G9) | G |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | England & Wales |