

Saxton Mee



Goodison Crescent Stannington Sheffield S6 5HU
Price Guide £220,000

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Sheffield S6 5HU

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GUIDE PRICE £220,000-£230,000 ** FREEHOLD ** Offered to the market with no onward chain is this three bedroom semi detached property which has a south-east facing rear garden and benefits from a driveway providing generous off-road parking and gas central heating. The property is in need of some modernisation with the potential to extend and situated in this popular residential area with easy access to amenities.

In brief, the living accommodation comprises: enter through a front door into the entrance hall with access into the lounge/dining room and the kitchen. The through lounge/diner has an electric fire with fireplace and front and rear windows allowing natural light. The galley kitchen has a range of fitted units, space for appliances and a rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal bedroom is a good sized double and has fitted wardrobes. Double bedroom two is to the front aspect, and again benefits from fitted wardrobes. Single bedroom three is to the front aspect. The boiler is located in a cupboard off the landing which is approximately 5 years old. The bathroom has a three piece suite including a bath with overhead shower, WC and wash basin.

- CHAIN FREE
- FREEHOLD
- IN NEED OF MODERNISING
- POPULAR LOCATION
- CLOSE TO AMENITIES
- SOUTH-EAST FACING
- POTENTIAL TO EXTEND
- GENEROUS OFF-ROAD PARKING
- THREE BEDROOM SEMI
- GARAGE





OUTSIDE

The large driveway provides parking for several vehicles. Detached garage. Gardens to the front and rear have lawned areas, planted beds and patio area.

LOCATION

Goodison Crescent is a popular road in the heart of Stannington Village close to local pubs, schools and Stannington Park. 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 Freehold and currently Council Tax Band B.

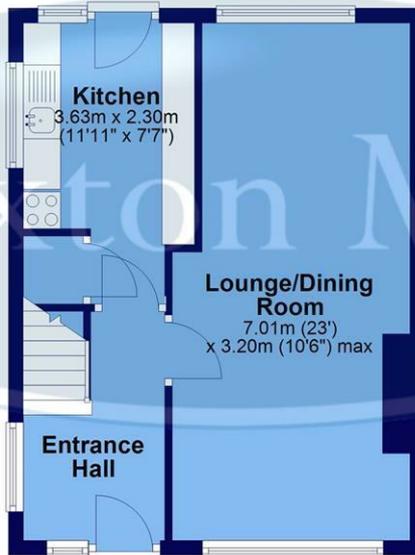
VALUER

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.

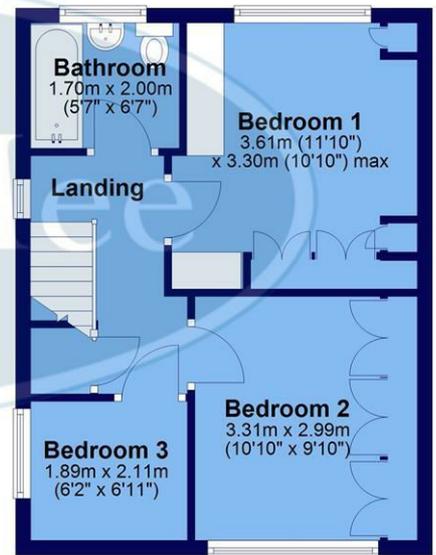
Ground Floor

Main area: approx. 36.4 sq. metres (392.3 sq. feet)
Plus garages, approx. 16.8 sq. metres (181.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Main area: Approx. 72.9 sq. metres (784.6 sq. feet)
Plus garages, approx. 16.8 sq. metres (181.3 sq. feet)

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-101 A		Very environmentally friendly - lower CO ₂ emissions 92-101 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
35 G		35 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	83		83
	68		68
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC