

Saxton Mee



Carlby Road Stannington Sheffield S6 5HP
Price Guide £165,000

St Luke's
Sheffield's Hospice

Carlby Road

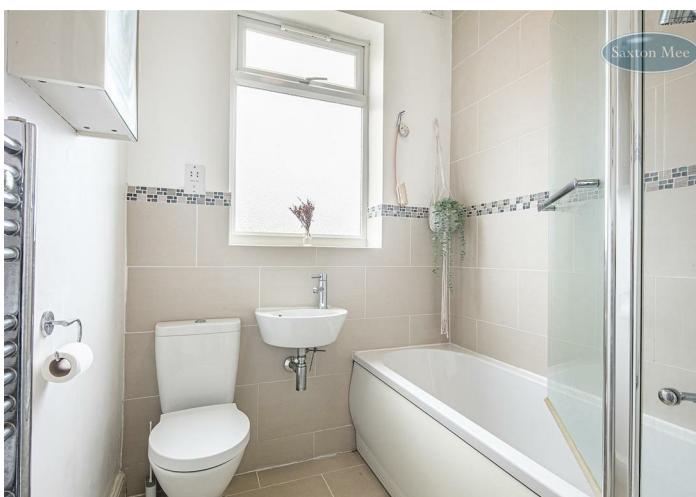
Sheffield S6 5HP

Price Guide £165,000

GUIDE PRICE £165,000-£175,000 Situated in this popular residential area of Stannington is this two bedroom end terrace property which enjoys a private rear garden and benefits from uPVC double glazing and gas central heating. The property is within walking distance to local amenities and has easy access to public transport links, local schools, Sheffield City Centre and open countryside. In brief, this well presented living accommodation comprises: front entrance door which opens into the lounge which has a large front window allowing lots of natural light, while the focal point of the room is the modern gas fire and fireplace. A door then opens into the kitchen which has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. There is a Range style cooker with extractor above, and plumbing for a washing machine. The kitchen opens to a spacious entrance hall which can be used as a dining area which has double doors opening onto the rear. There is a good size under stair storage cupboard with a trap door with access to the cellar. A staircase rises, to the first floor landing with access into the two bedrooms and the bathroom. The good size master bedroom is front facing, while bedroom two overlooks the rear garden. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin along-with a built-in cupboard.

- VIEWING RECOMMENDED
- WELL PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN
- TWO BEDROOMS
- GOOD SIZE KITCHEN & LOUNGE
- CELLAR
- POPULAR LOCATION
- AMENITIES, PUBLIC TRANSPORT LINKS & EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

There is a forecourt to the front which sets the property back from the road. To the rear is a low maintenance and private garden.

LOCATION

Situated in the popular residential area of Stannington, you are within walking distance of the local schools, supermarket, dental surgery and doctors. Close-by is Malin Bridge Tram Stop with access to Sheffield City Centre. Hillsborough Shopping Centre is also a short drive away providing access to more shops, restaurants and bars.

MATERIAL INFORMATION

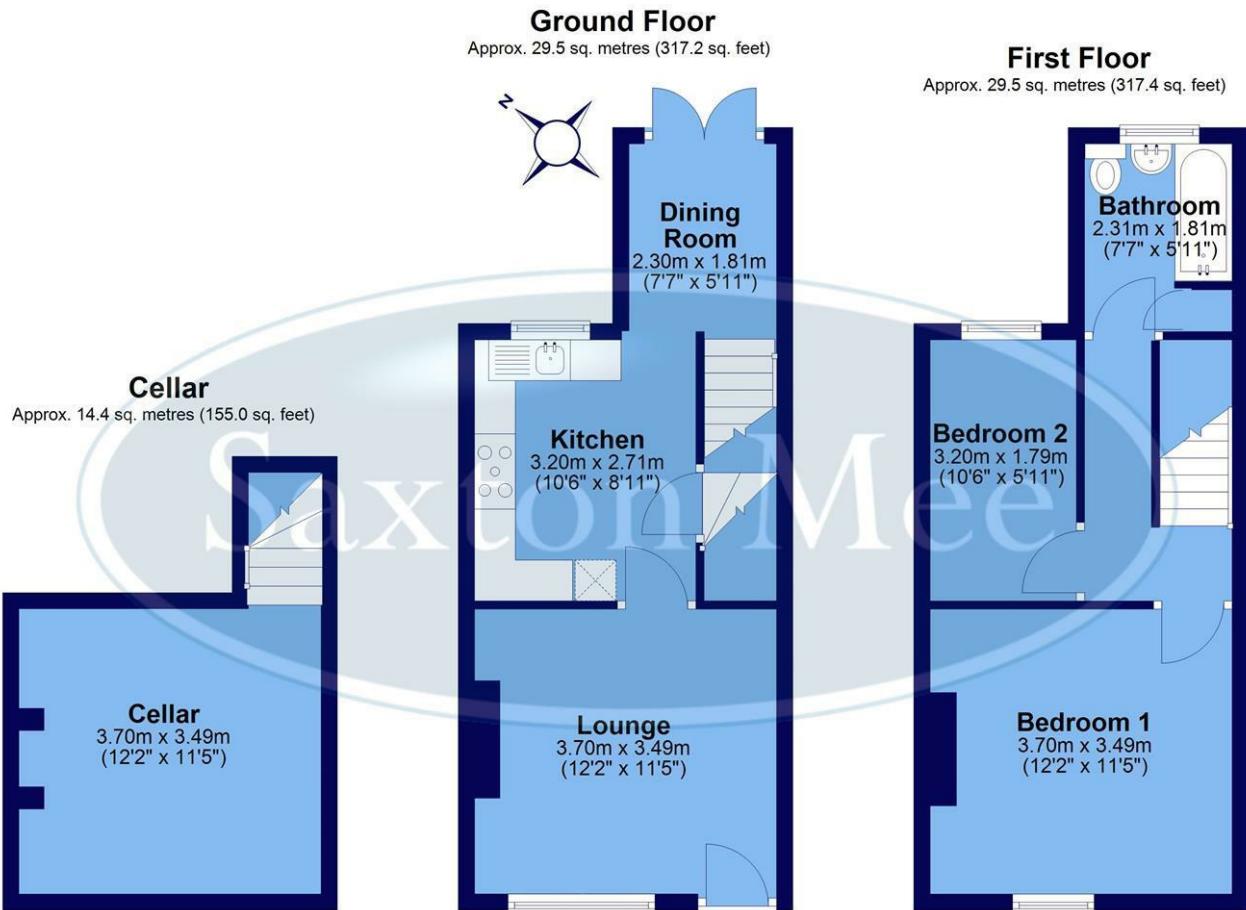
The property is Leasehold with a term of 800 years running from the 11th May 1959. No Ground Rent is payable.

The property is Council Tax Band A.

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.



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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	88

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	60