

Saxton Mee



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**Albanus Croft Stannington Sheffield S6 6EY**  
**Guide Price £290,000**

**St Luke's**  
Sheffield's Hospice

# Albanus Croft

Sheffield S6 6EY

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**GUIDE PRICE £290,000-£300,000 \*\* NO CHAIN \*\* SOUTH FACING GARDEN \*\*** Situated within this quiet cul-de-sac on the popular Acorn Estate in Stannington Village is this immaculately presented, three bedroom semi-detached home. The property benefits from uPVC double glazing, gas central heating, off road parking and a garage/store room with utility to the rear. Briefly, the accommodation comprises: Entrance hallway with stairs rising to the first floor. A spacious, bright lounge can be found to the front with feature fireplace and TV point. An arched opening leads into the dining room with French doors leading onto the garden. Separate kitchen having a range of modern white units at wall, drawer and base level. Integrated electric oven with electric four ring hob and extractor above. Space for a fridge/freezer. First floor: Two good sized double bedrooms and a further single bedroom three. The second bedroom to the rear benefits from fitted wardrobes. Modern family bathroom with tiling to the floor and walls, bath with shower over, wash hand basin and W.C. Loft space ideal for storage.

- IDEAL FAMILY HOME
- WELL REGARDED SCHOOLS CLOSE BY
- QUIET CUL-DE-SAC LOCATION
- ON THE CUSP OF OPEN COUNTRYSIDE
- VAST RANGE OF AMENITIES CLOSE BY
- EXCELLENT TRANSPORT LINKS





## OUTSIDE

To the front is a lawned garden and a pathway to the front door with canopy over. A driveway to the front provides off road parking for one car and leading in turn to the garage/store room with up/over door with separate utility room having plumbing and housing for a washing machine and tumble dryer. To the rear is a fully enclosed, private garden with a south facing aspect, lawn, patio and a range of established plants.

## LOCATION

The property is ideally located for excellent amenities in Stannington including Co-op superstore, well regarded fish and chip shop, independent local hardware store, bakery, hairdressers, chemist and much more. Regular public transport links to the City. Well regarded local schools for pupils of all ages.

## MATERIAL INFORMATION

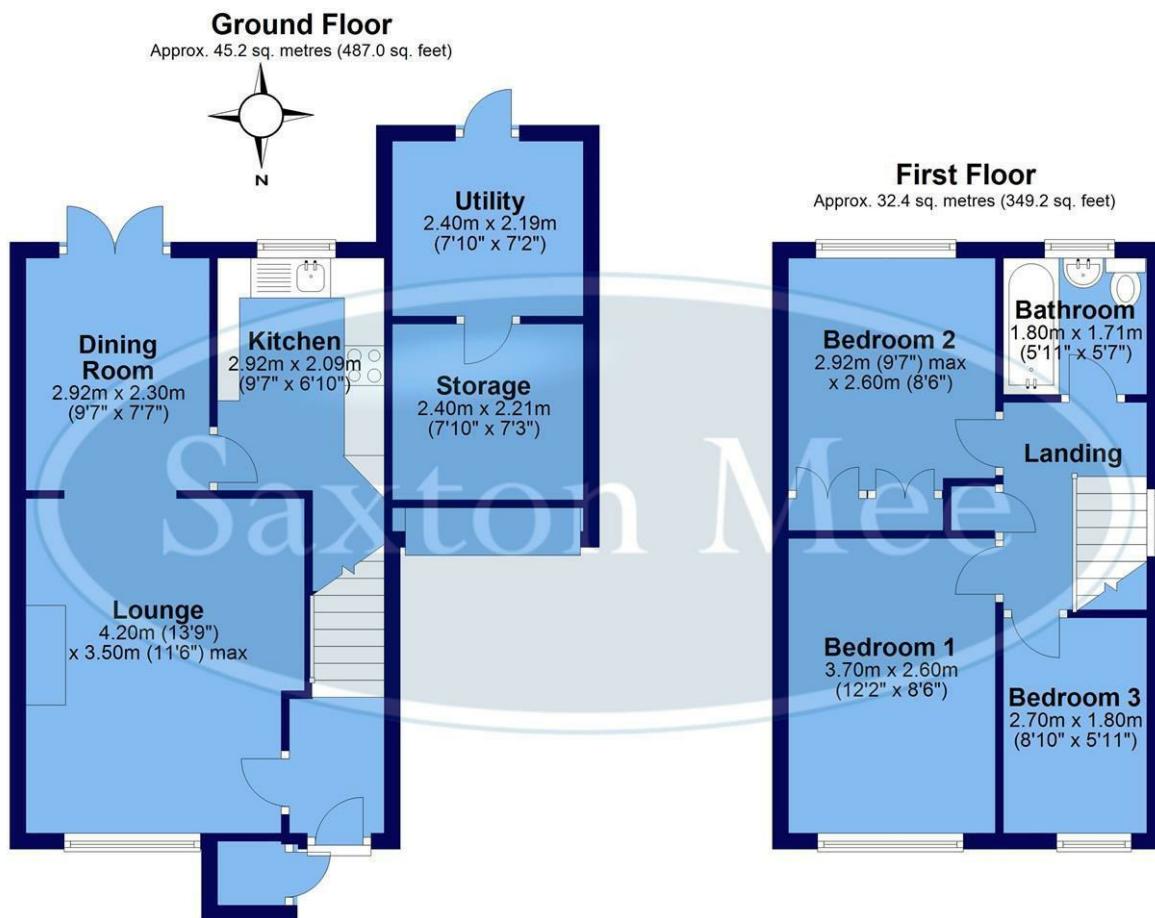
Tenure: Leasehold.

Lease Length: 153 years remaining.

Ground Rent: £30 P.A.

Council Tax: Band C.

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 (A2 plus) A	Current
(B1-B1) B	Potential
(C2-C4) C	
(D5-D8) D	
(E9-E11) E	
(F12-F14) F	
(G15-G17) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	Current
(B1-B1) B	Potential
(C2-C4) C	
(D5-D8) D	
(E9-E11) E	
(F12-F14) F	
(G15-G17) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC