

Saxton Mee

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Barlow Road Stannington Sheffield S6 5HR
Offers Around £200,000

St Luke's
Sheffield's Hospice

Barlow Road

Sheffield S6 5HR

Offers Around £200,000

**** NO CHAIN **** Situated in this popular residential area is this well presented, two bedroom semi detached property which enjoys an impressive rear garden and benefits from uPVC double glazing and gas central heating. Recently refurbished including a new kitchen and bathroom, the tastefully decorated living accommodation briefly comprises, front uPVC door which opens into the entrance lobby and lounge. The lounge has a bay window allowing lots of natural light, a feature wall and attractive laminate flooring. A door then opens into the kitchen/diner which has a range of cream wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine. There is space for a table and chairs and a fridge freezer. The under stair pantry is useful for storage and there is a rear entrance door. From the entrance lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The master is a large double with two front facing windows making this a bright and airy space. Double bedroom two is currently used as a dressing room and overlooks the rear garden. The bathroom comes with a modern and contemporary three piece suite which is partially tiled and includes a bath with overhead shower, WC and wash basin.

- **VIEWING IS A MUST!**
- **WELL PRESENTED TWO BEDROOM SEMI DETACHED**
- **IMPRESSIVE REAR GARDEN**
- **LOUNGE & KITCHEN/DINER**
- **POPULAR RESIDENTIAL AREA**
- **AMENITIES CLOSE-BY**
- **EASY ACCESS INTO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE**
- **REGULAR PUBLIC TRANSPORT LINKS & LOCAL SCHOOLS**
- **BEAUTIFUL COUNTY WALKS**





OUTSIDE

To the front is a small garden, this continues down the side of the property and to the impressive rear garden. The fully enclosed rear garden has a decked patio area ideal for outdoor eating and relaxing, along with a timber shed, bike store and a variety of plants and shrubs.

LOCATION

The property is located in the popular residential area of Stannington having local amenities close by including Co-op Supermarket, medical centre and post office. Beautiful country walks in the Rivelin Valley. Regular public transport links and good local schools.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 25th March 1961.

The property is Council Tax Band B.

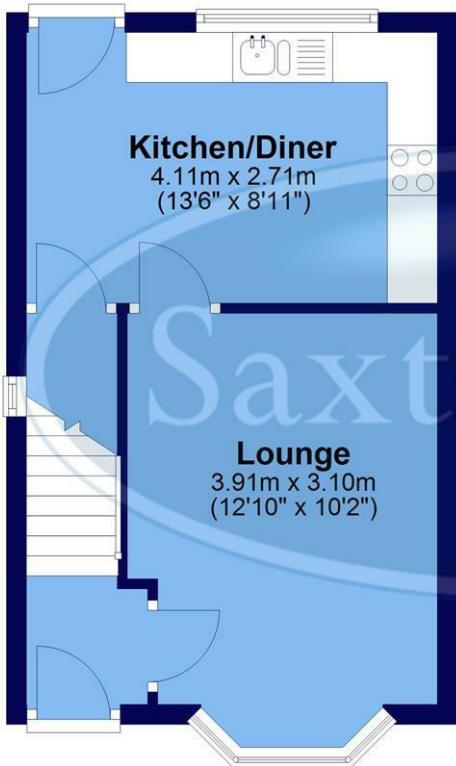
VALUER

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.

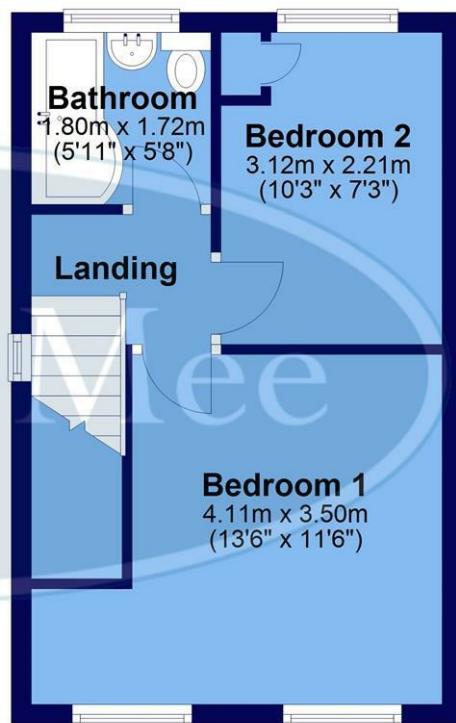
Ground Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 55.4 sq. metres (596.6 sq. feet)

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

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Energy Efficiency Rating

