

Saxton Mee



Greaves Lane Stannington Sheffield S6 6BE
Offers Around £325,000

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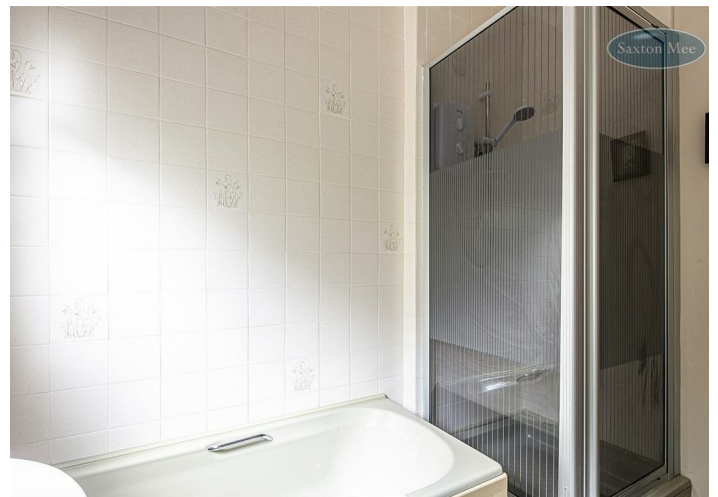
**** CHAIN FREE ** FREEHOLD PROPERTY ** SEMI-RURAL LOCATION ****

Occupying a substantial sized plot on a highly sought after road in Stannington is this charming two double bedroom detached bungalow which is offered to the open market with no onward chain. A rare and exciting opportunity, as this will be the first time the property is available on the open market since originally built, the property has obvious potential to be fully renovated, extended or potentially even replaced by a new build house subject to the normal planning consents. It has been well maintained over the years, and benefits from gas central heating with a modern boiler, timber double glazed windows, and generous off road parking.

Briefly the accommodation comprises an inner porch which leads into an entrance hall, a 19ft lounge that has dual aspect windows and a stone fireplace, two double bedrooms which each have fitted cupboards, a bathroom that has a suite which includes a bath and a separate shower enclosure, and a kitchen diner that has space for a small table and chairs along with a pantry, and access to the rear garden.

- CHAIN FREE
- EXCITING OPPORTUNITY
- IN NEED OF MODERNISING
- SUBSTANTIAL SIZED PLOT/GARDENS
- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- TIMBER DOUBLE GLAZED
- OFF ROAD PARKING FOR 2/3 CARS
- DETACHED SINGLE GARAGE





OUTSIDE

The extensive sized plot features two separate driveways, a detached single garage, and a small garden area to the front of the property. At the rear is a fabulous sized east facing garden which comprises a paved sun terrace, lawn areas, an orchard, planted beds, a timber shed, and a brick-built outbuilding.

LOCATION

Offering a range of superb local amenities, and excellent transport links including key bus routes into the city centre and neighbouring areas. There are several wonderful green spaces to explore on the doorstep, including the Loxley and Rivelin Valleys, while the glorious outdoor scenery of the Peak National Park is a short distance away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

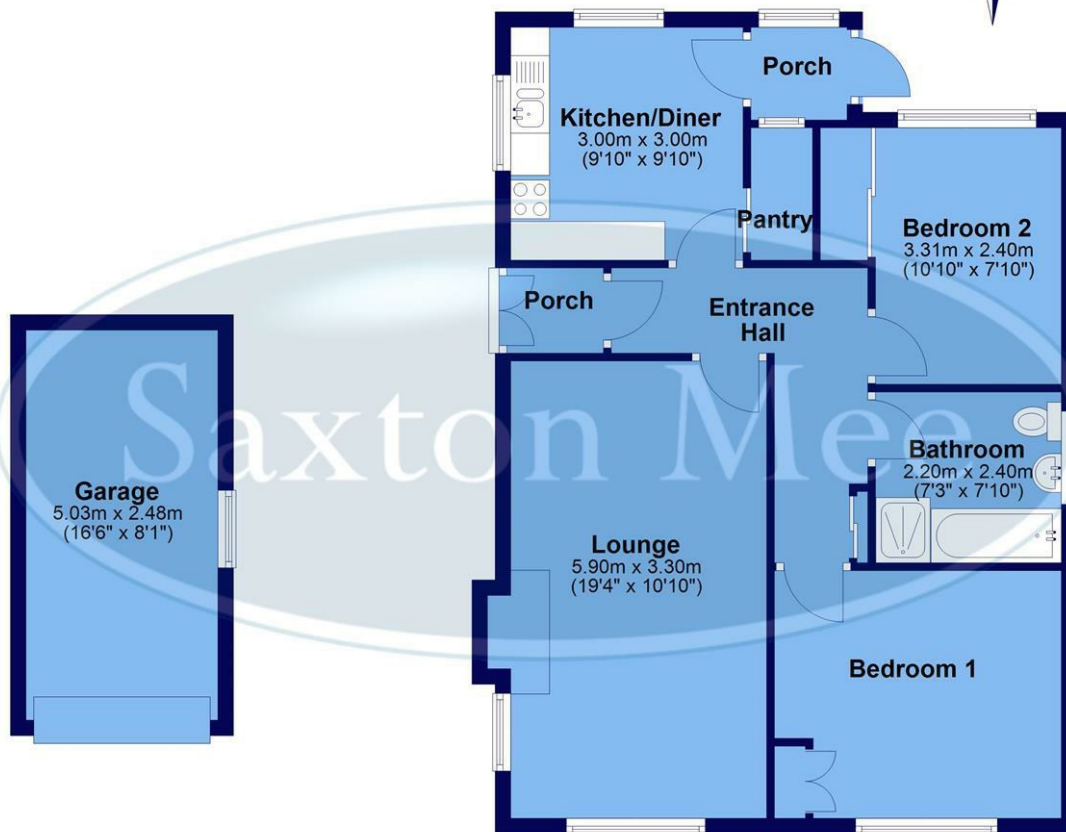
VALUER

Chris Spooner ANAEA

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. 68.9 sq. metres (741.3 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.0 sq. feet)



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

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	56	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	63	75