



Fairbarn Road Stannington Sheffield S6 5PP
Guide Price £220,000

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GUIDE PRICE £220,000-£230,000 ** NO CHAIN ** IN NEED OF GENERAL MODERNISATION ** FREEHOLD ** Ideal for the discerning purchaser to modernize, alter and adapt to their own style is this effectively extended three bedroom semi-detached home in Stannington enjoying fabulous views across the Rivelin Valley. The property has gas fired central heating and uPVC double glazed windows throughout and benefits from off road parking and a detached garage. Briefly, the living accommodation comprises: Welcoming entrance hallway. Large through lounge/diner with electric fire and stone surround. Separate kitchen having a range of wall, drawer and base units. Stainless sink with drainer and mixer tap. Space for freestanding appliances including electric cooker, fridge/freezer and washing machine (appliances can be included in sale by separate negotiation). First floor: Two large double bedrooms, the master benefitting from fitted wardrobes. Single bedroom three. Large family bathroom having a full suite of a wash basin set in a fitted vanity unit, W.C and bath with shower above and glass shower screen.

- THREE BEDROOMS
- LARGE FAMILY LOUNGE/DINER
- OFF ROAD PARKING
- STUNNING VIEWS
- NO CHAIN





OUTSIDE

To the front is a walled garden and gated driveway leading to the detached garage. To the rear is a beautiful garden, mainly laid to lawn with patio seating area and enjoying views over the valley. Attached to the garage is an outdoor W.C, perfect for when hosting summer barbecues and guests.

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 well regarded local schools for both primary and secondary pupils. Easy access to the Universities, teaching hospitals and Sheffield City Centre.

VALUER

Lewis T. Hughes 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	