

Little Matlock Gardens Stannington Sheffield S6 6FW
Offers In Excess Of £299,950

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Sheffield S6 6FW

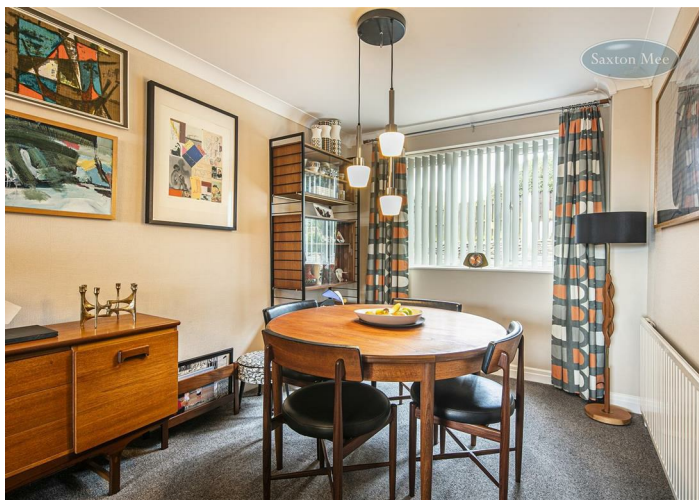
Offers In Excess Of £299,950

**** IDEAL FAMILY HOME ** SOUTH FACING GARDEN ****

Saxton Mee are delighted to offer to the open market this larger than average, three bedroom detached home having incredible, eclectic, retro décor throughout. The property benefits from uPVC windows which were installed in 2006 and a new gas central heating boiler in 2020. Briefly, the accommodation comprises: Entrance porch and a welcoming hallway. Large lounge diner with gas coal effect fireplace and surround, dual aspect windows at either end of the room providing a bright and airy living space. Spacious breakfasting kitchen with a range of neutral fitted units at wall and base level, gas hob and double oven, space for under counter fridge and freezer as well as a washing machine and a good sized pantry. Separate utility room and access to the integral garage with loft space above. First floor: Two double bedrooms, both benefitting from bespoke fitted wardrobes. Single bedroom three. Modern family bathroom with an electric shower over the bath, wash hand basin, towel radiator and low level W.C.

- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- POTENTIAL TO EXTEND (STPP)
- OFF ROAD PARKING
- PERFECT FAMILY HOME





OUTSIDE

To the front is a lawn with established plants, off road parking for two cars leading to the integral garage. Access to the rear via a gate. A fully enclosed SOUTH FACING garden to the rear with a patio seating area, established planting, pebbled area and artificial lawn. Space for a greenhouse and garden shed.

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.

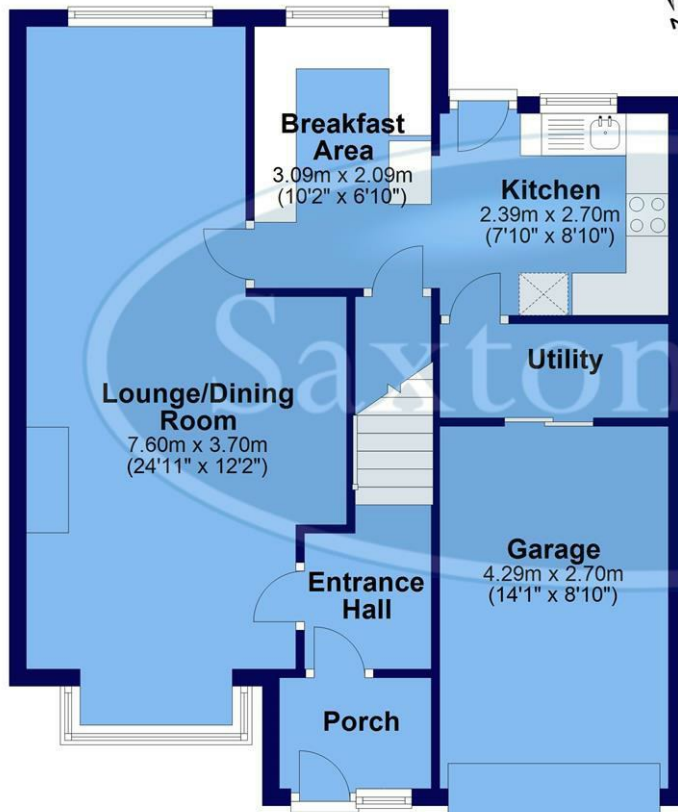
VALUER

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.

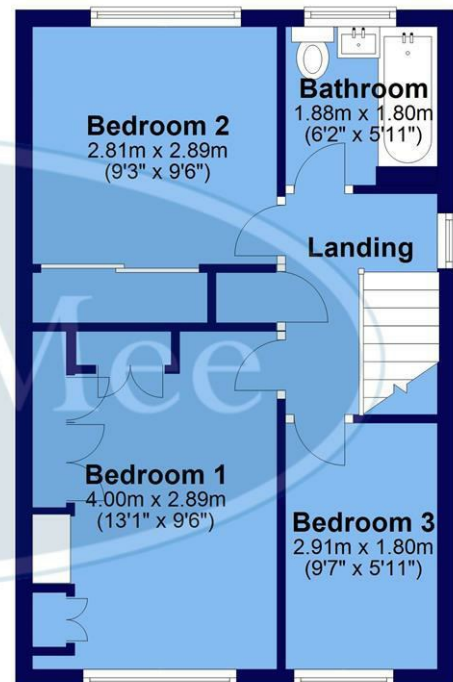
Ground Floor

Approx. 61.2 sq. metres (659.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 97.6 sq. metres (1051.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(55-68) D			
(49-54) E			
(41-45) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-45) F			
(35-39) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	