



**Stannington Road Stannington Sheffield S6 6AB**  
**Price £295,000**



# Stannington Road

Sheffield S6 6AB

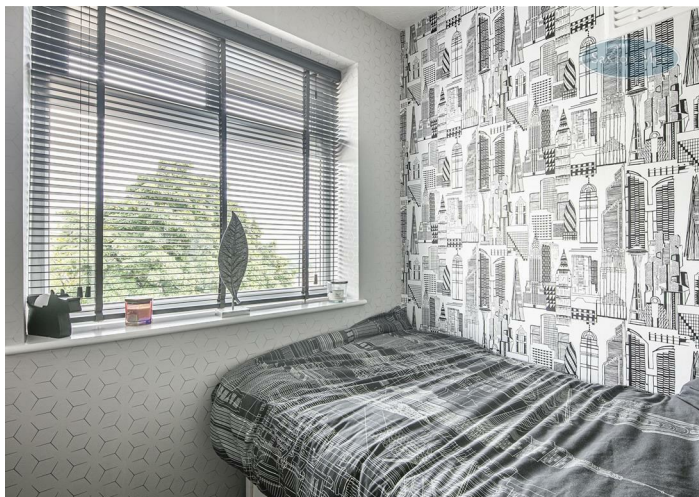
Price £295,000

**\*\* FREEHOLD \*\*** A fantastic opportunity has arisen to acquire this immaculately presented three bedroom family home in the heart of Stannington Village enjoying a much larger than average rear garden and ample off street parking. The property is truly a credit to the current owners of 32 years and benefits from uPVC double glazed windows as well as gas fired central heating. Briefly, the accommodation comprises: entrance hallway with stairs rising to the first floor. Large family lounge/diner with gas fire and surround. A spacious conservatory provides further reception space. The kitchen boasts a range of quality fitted units with integrated Neff oven, hob and microwave. Built in fridge, dishwasher and a sink with mixer tap. Large pantry cupboard ideal for storage. First floor: Bedroom one is located to the front and benefits from stylish sliding wardrobes and views across the Loxley Valley. Bedroom two is a generously proportioned double bedroom with fitted sliding wardrobes and dresser. Bedroom three is a single bedroom. A modern family shower room with LED lighting, tiling to the floor and walls, large walk in shower with glass screen, W.C and wash basin. Loft space ideal for storage and ripe for conversion, subject to the relevant planning permission being obtained.

- THREE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- IMMACULATELY PRESENTED
- OFF ROAD PARKING
- DETACHED GARAGE
- LARGE GARDEN WITH APPLE TREES
- SOUGHT AFTER LOCATION
- EARLY VIEWING ADVISED







## OUTSIDE

Externally are two store rooms housing the washing machine and tumble dryer, one of which leads to the vast basement storage space. A paved driveway provides ample off street parking for several vehicles, leading to the large detached garage with power and light. The rear garden has a patio seating area with the remainder mainly laid to lawn with mature plants and several well stocked Apple trees. Garden office/studio.

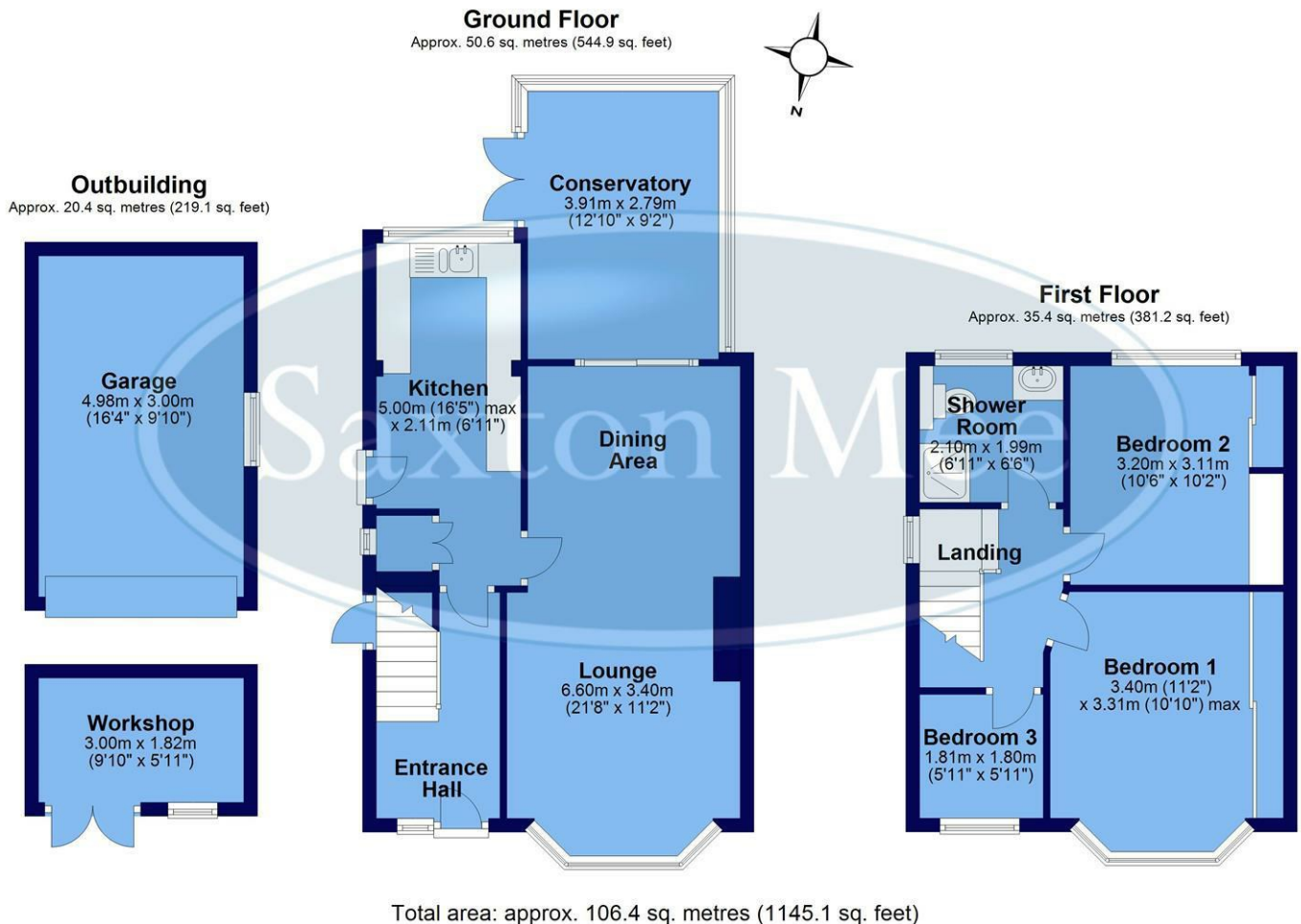
## LOCATION

The property occupies a quiet position set back from the road. Excellent transport links to the City Centre and beyond. Reputable schools close by, for both primary and secondary pupils. An array of local amenities in Stannington including Co-op superstore, independent bakery and green grocers, hairdressers, chemist and doctors surgery. Well regarded local pubs and restaurants. Beautiful country walks in both the Rivelin and Loxley valleys.

## 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	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(43-54) E		
	(31-42) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		69	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(43-54) E		
	(31-42) F		
	(1-30) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			