

Saxton Mee



Stannington Glen Stannington Sheffield S6 6NA
Offers In The Region Of £399,950



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**** VIEWING ADVISED **** Saxton Mee are delighted to present this much larger than average, four bedroom, two bathroom detached family home situated in a private position at the head of the cul-de-sac. The property has been recently re-decorated and benefits from uPVC double glazing, composite entrance doors and gas fired central heating throughout. The vast and most spacious accommodation briefly comprises: Welcoming entrance hallway. A door leads into the large and spacious lounge with front facing window. Separate dining room with patio doors leading onto the large patio and space for an American style fridge/freezer. Spacious study/multi purpose room with plenty of plug sockets and internet connection points. Breakfasting kitchen having a range of wall, drawer and base units and having a tiled splashback. Space for a range cooker and dishwasher, as well as ample space for a table. Sink with mixer tap overlooking the garden. Downstairs W.C. First floor: Leading off the landing area are four generously proportioned bedrooms, all benefitting from fitted wardrobes and the master enjoys a modern en-suite shower room. Modern family bathroom with bath, separate shower enclosure, wash hand basin heated towel rail and W.C. Loft space ideal for storage.

- FOUR BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
- LARGE REAR GARDEN
- POPULAR LOCATION





OUTSIDE

To the front is a double width driveway providing ample off street parking, lawn and access to the garage with up/over door, power and light. A gate to the side leads to the rear garden which is mainly laid to lawn with established borders and decked seating area. The garden is both pet and child friendly and is well suited to a family with ample space to entertain and host guests.

LOCATION

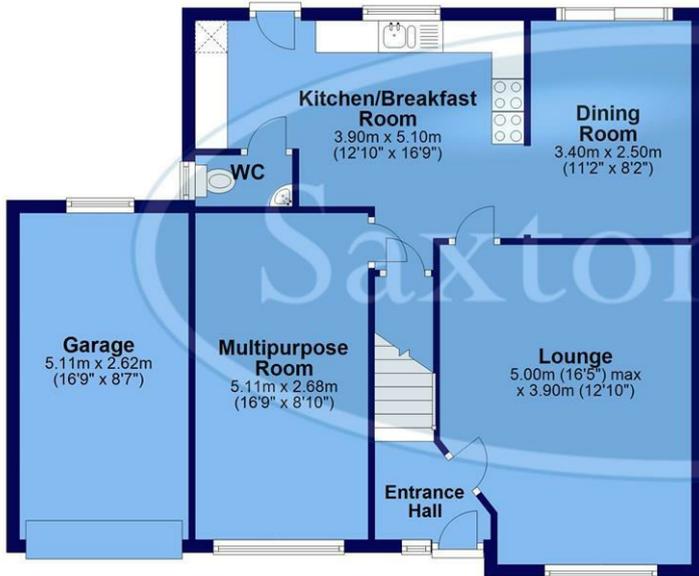
The property occupies a quiet position set back from the road in this quiet cul-de-sac of only detached properties and having excellent broadband. Excellent transport links to the City Centre and beyond. Reputable schools close by, for both primary and secondary pupils. An array of local amenities in 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

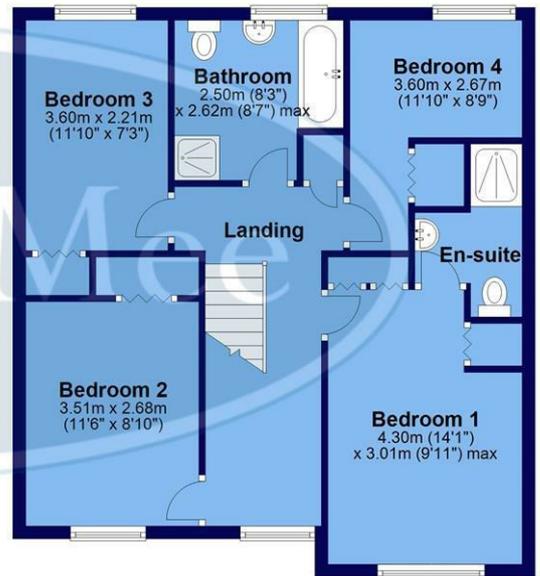
Lewis T. Hughes MNAEA

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.

Ground Floor
Approx. 77.6 sq. metres (835.0 sq. feet)



First Floor
Approx. 62.7 sq. metres (674.6 sq. feet)



Total area: approx. 140.2 sq. metres (1509.6 sq. feet)

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) 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	86

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		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	