



Moorland Place Stannington Sheffield S6 6BU
Asking Price £285,000

Moorland Place

Sheffield S6 6BU

Asking Price £285,000

**** FREEHOLD ** NO CHAIN **** Perfect for a family and situated in this sought after cul-de-sac location is this spacious three bedroom semi-detached home with potential to extend, having full detailed and approved planning permission for a four storey side extension and loft conversion (REF: 17/04286/FUL). The property has gas fired central heating and uPVC double glazed windows throughout. Briefly, the accommodation comprises: Entrance lobby. Lounge to the front with gas fire and bay window. Dining kitchen with a range of wall, drawer and base units. Space for a fridge and freezer under counter, integrated dishwasher, washing machine, electric Neff hob and integrated Neff oven. In turn is the delightful sun lounge with French doors onto the patio. First floor: Two double bedrooms with fitted wardrobes, a further single bedroom with front facing uPVC window. Family bathroom with a shower over the bath, wash hand basin and W.C. Loft space ideal for storage and ripe for conversion.

- THREE BEDROOMS
- NO ONWARD CHAIN
- PLANNING PERMISSION GRANTED
- DELIGHTFUL GARDENS
- OFF ROAD PARKING
- FREEHOLD





OUTSIDE

To the rear is a delightful, SOUTH WEST facing garden with patio seating area, lawn and planted borders, decked seating area ideal for entertaining and a brick built store room. Gated access down the side of the property and off road parking to the front for one car as well as a well established planted area.

LOCATION

The property is ideally located for excellent amenities in Stannington village including Co-op superstore, well regarded fish and chip shop, independent local hardware store, bakery, hairdressers, chemist and much more. Regular public transport links to the City and beyond. Catchment area for Stannington Infants and Bradfield Secondary School. Beautiful country walks are located just a stones throw away in the Rivelin and Loxley Valleys, as well as vast open countryside in turn towards Bradfield.

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.

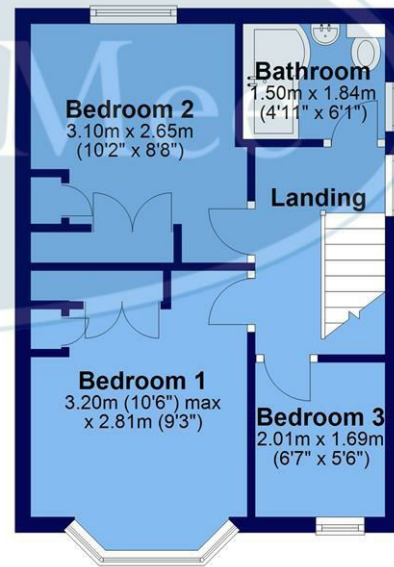
Ground Floor

Approx. 40.8 sq. metres (439.7 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 70.5 sq. metres (758.9 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

