



Stannington Road Stannington Sheffield S6 6AE  
Offers Around £219,950



## Stannington Road

Sheffield S6 6AE

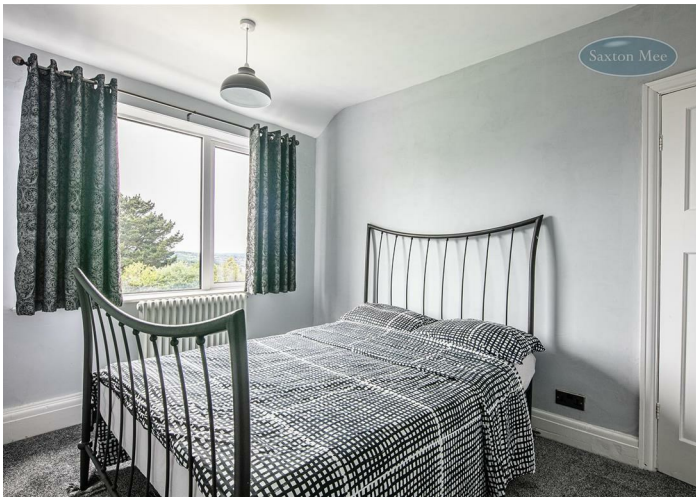
Offers Around £219,950

**\*\*FREEHOLD - NO CHAIN\*\*** Occupying a fabulous position in the heart of Stannington Village is this spacious two bedroom semi-detached home which has been effectively extended to the ground floor and enjoys a delightful, much larger than average rear garden and benefits from a driveway, car port, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises: an entrance door opens into the entrance hall. A door opens into the lounge with a large bay window filling the room with natural light. The focal point of the room is the gas fire set in the attractive surround. Access into the superb kitchen having a modern range of wall, base and drawer units. Integrated fridge freezer, oven with a four ring hob over and extractor above. Housing and plumbing for a washing machine. An open doorway leads into the extended dining room. From the entrance hall a staircase rises to the first floor with access into the two double bedrooms. A three piece suite bathroom in addition comprising of bath with overhead shower, WC and wash basin.

- VIEWING ESSENTIAL
- SPACIOUS ACCOMMODATION
- WELL PRESENTED
- LARGER THAN AVERAGE REAR GARDEN
- DRIVEWAY







**OUTSIDE**

To the front is a driveway providing ample off road parking which leads to the car port and the rear garden. A lawn garden to the side of the driveway. This much larger than average rear garden includes a lawn garden, rockery, beyond which is a garden shed and seating area, hedging to two sides gives an excellent degree of privacy.

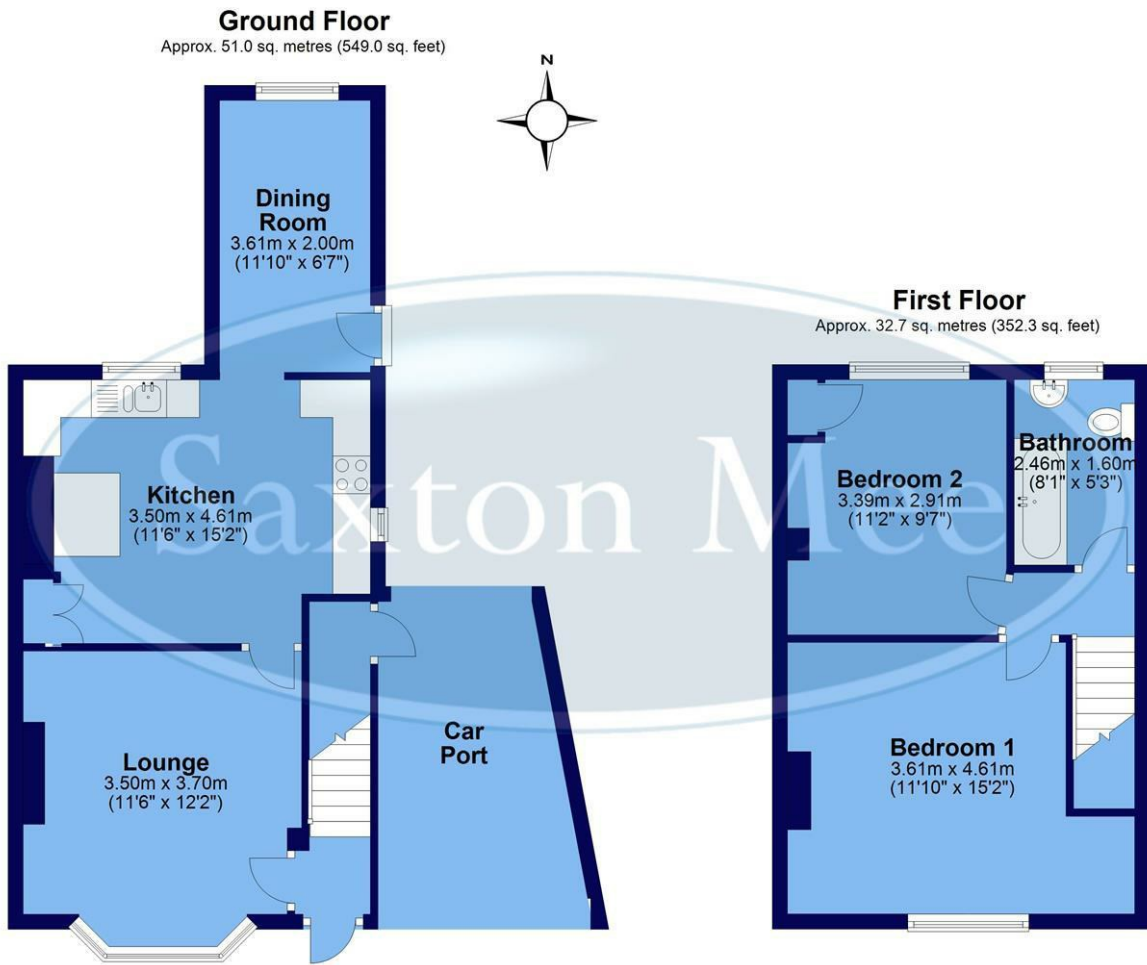
**LOCATION**

Located in the centre of the village of Stanington with excellent amenities close by including local shops, Co-op and pubs etc. Good public transport links. Good local schools. Beautiful county walks in Rivelin and Loxley Valley.

**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.



Total area: approx. 83.7 sq. metres (901.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-54)	E		
(51-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	62