



Myers Grove Lane Stannington Sheffield S6 5JH
Offers In Excess Of £680,000

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**** NO CHAIN ** FREEHOLD **** Situated in this quiet backwater location is this substantial, stone built country residence, offering versatile living accommodation perfect for a family measuring over 2200 sq ft. The property benefits from four/five bedrooms, electric powered central heating system and double glazed windows set within a soft wood casing. Briefly, the vast accommodation comprises: large breakfasting kitchen having a range of fitted units as well as a central island with integrated oven and electric hob with extractor above, fridge and freezer, dishwasher and washing machine. A step up leads into the spacious dining room with feature fireplace. In turn is the inner hallway with beautiful open staircase. Newly installed downstairs shower room with tiling to the walls, wash hand basin and W.C. To the rear is a snug/lounge with central fireplace with surround and completing the ground floor is the bright and airy garden room with most delightful views over the gardens with bi-fold doors leading onto the large timber deck. To the lower ground floor is bedroom five with access out onto the rear courtyard and a further large store room, perfect for a games room, cinema or further reception space. First floor: four further bedrooms, three of which are large double bedrooms with the principal suite having an en-suite shower room and bedroom four is a single bedroom, ideal as a home office or nursery. Modern family shower room with large shower enclosure, wash hand basin and W.C. Loft space ideal for storage with pull down ladder.

- NO CHAIN
- EXPANSIVE GARDENS WITH DECK AND PATIO
- FREEHOLD
- DOUBLE GARAGE WITH POWER AND LIGHT
- QUIET AND PRIVATE LOCATION
- IDEAL FAMILY HOME
- FIVE BEDROOMS
- OVER 2200 SQ FT





OUTSIDE

Externally, there is off road parking and a double garage with power and light situated in the neighbouring Pine Grove Mews development. Myers Grove House enjoys vast gardens which are well stocked with an array of established plants. Pond and rockery. Large timber deck and Indian stone patio with south facing aspect, perfect for soaking up the sunshine.

LOCATION

The property is ideally located for excellent amenities in Stannington 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 with Malin Bridge tram stop just a five minute walk away. Excellent school catchments. 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.

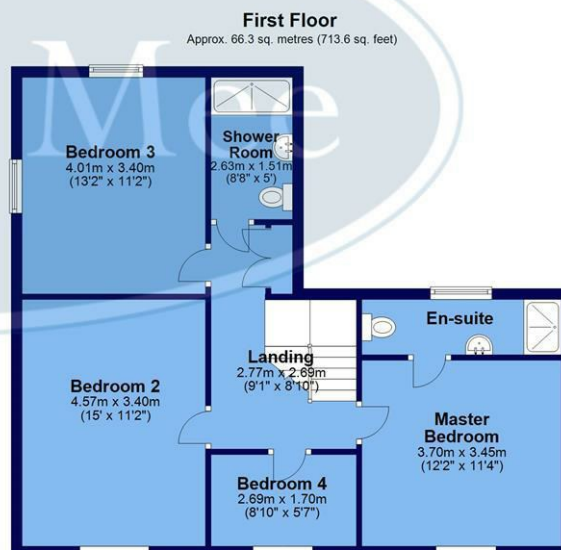
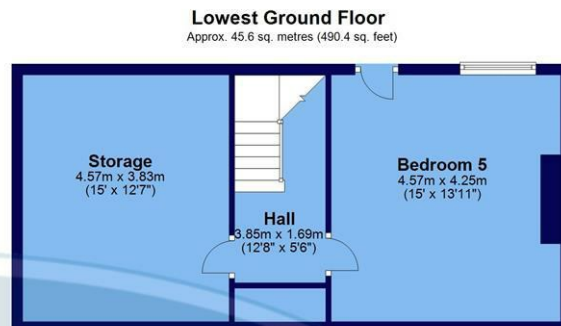
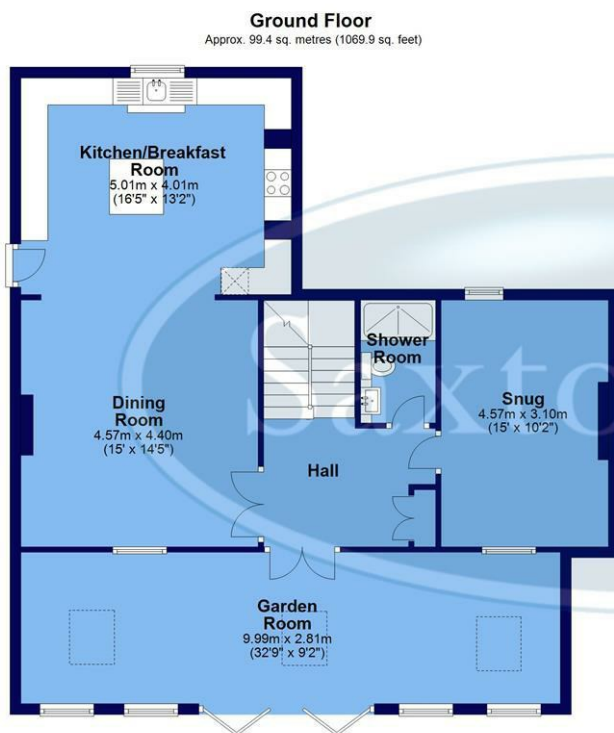
NOTES

We are informed by the client that the property has no mains gas and therefore appliances are run from electric, this includes the central heating system. Purchasers should make their own enquiries in this matter via the solicitors acting for both parties. The property's council tax band is TBC as the seller is currently using the premises for business purposes and is FREEHOLD. The property will be converted back to residential and will be available with vacant possession once a sale is agreed.

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. 211.3 sq. metres (2273.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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