



Greaves Lane Stannington Sheffield S6 6BE
Guide Price £550,000

Greaves Lane

Sheffield S6 6BE

Guide Price £550,000

GUIDE PRICE £550,000 to £575,000 ** FREEHOLD ** NO CHAIN ** An exciting opportunity has arisen to acquire this most charming and characterful 1800's farm house, located in a quiet setting in the heart of Stannington Village. The property benefits from off road parking, gas central heating and uPVC double glazed windows throughout. In summary, the accommodation on offer comprises of: Entrance porch with cloakroom storage. Breakfasting kitchen having a range of wall, drawer and base units with integrated dishwasher with further space for a cooker and fridge/freezer. A door leads into the formal dining room/family room with stunning picture window overlooking the gardens. Family lounge with gas fire and surround. Downstairs study. First floor: Three good sized double bedrooms, all of which enjoy a fabulous outlook over the hills. Modern family bathroom with bath and shower over, wash basin and heated towel rail. Separate W.C. Loft space ideal for storage.

An early viewing of this stunning period family home is advised - contact Saxton Mee today to arrange your viewing appointment.

- STUNNING CHARACTER FEATURES
- OFF ROAD PARKING
- BEAUTIFUL GARDENS
- SOUGHT AFTER LOCATION
- CLOSE TO OPEN COUNTRYSIDE
- EARLY VIEWING ADVISED
- FREEHOLD
- NO ONWARDS CHAIN





OUTSIDE

Externally, there is a utility room with washing machine and tumble dryer as well as a large store and garden shed/summer house. Beautifully manicured gardens with an array of established plants, patio seating area and lawn. Off road parking for several vehicles and a gated entrance beyond the car port provides privacy and security.

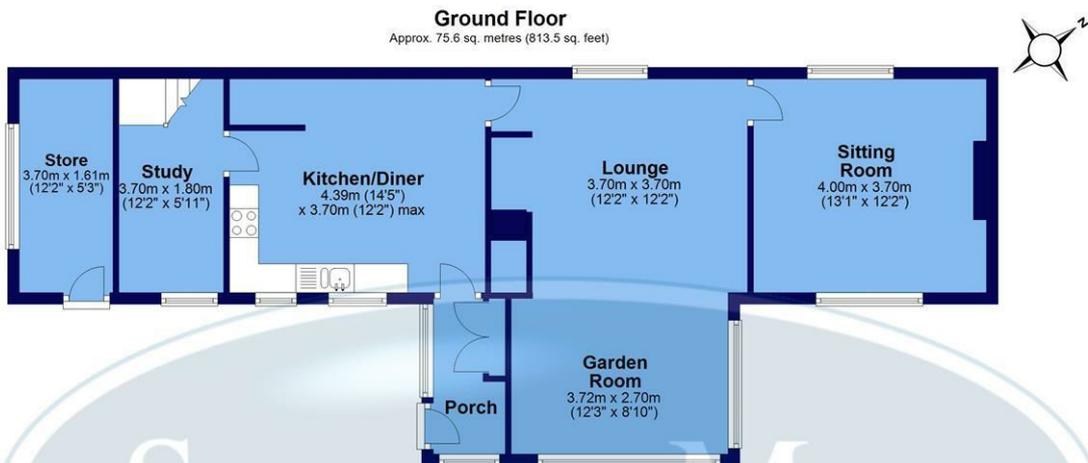
LOCATION

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.



Total area: approx. 134.2 sq. metres (1445.0 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	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	54

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-60)	C		
(35-64)	D		
(21-58)	E		
(11-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	45