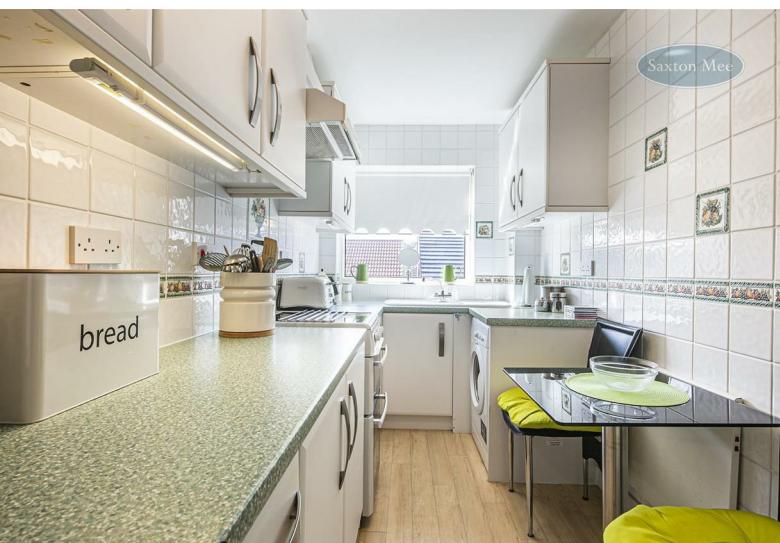


Saxton Mee



Stanwood Road Stannington Sheffield S6 5JE
Offers In The Region Of £135,000

St Luke's
Sheffield's Hospice

Stanwood Road

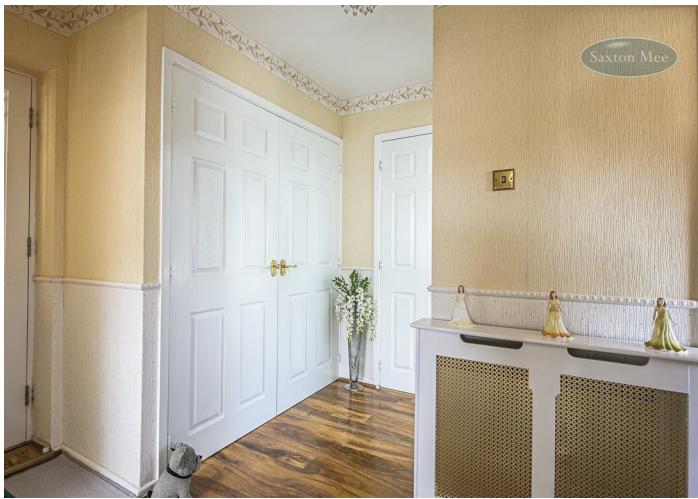
Sheffield S6 5JE

Offers In The Region Of £135,000

**** NO CHAIN **** Situated on the top floor of this purpose built development, located in the sought after and convenient location of Stannington, is this two bedroom apartment which is immaculately presented throughout and offered for sale on the open market with no onwards chain. The property benefits from electric wall mounted heating and uPVC double glazed windows throughout. Briefly, the living accommodation comprises: External communal hallway with steps rising to the first floor entrance, benefitting from a stair lift for those who are less mobile. Inner hallway with coat rack and built in cloakroom/storage cupboard. Modern fitted kitchen having space for a breakfast table, a range of wall drawer and base units with recess lighting, space for a washing machine, cooker, fridge/freezer and a sink with mixer tap. Lounge with large bay window flooding the room with natural light and having a feature fireplace. Bedroom one with fitted wardrobes and front facing window. Generously proportioned bedroom two, currently used as a dining room by the current owners. The bathroom is set out as a wet room with electric shower and shower seat/hand rails, wash hand basin and W.C. Attic space ideal for storage. Allocated parking space to the rear and communal lawn. EPC RATING: C.

- TWO BEDROOMS
- WALK IN WET ROOM
- PARKING SPACE
- COMMUNAL LAWNS
- IMMACULATED PRESENTED
- NO ONWARDS CHAIN





OUTSIDE

Off road parking space to the rear accessed by the private driveway, the current owners currently house a shed in the space. Communal lawn to the front with mature shrubs forming the borders.

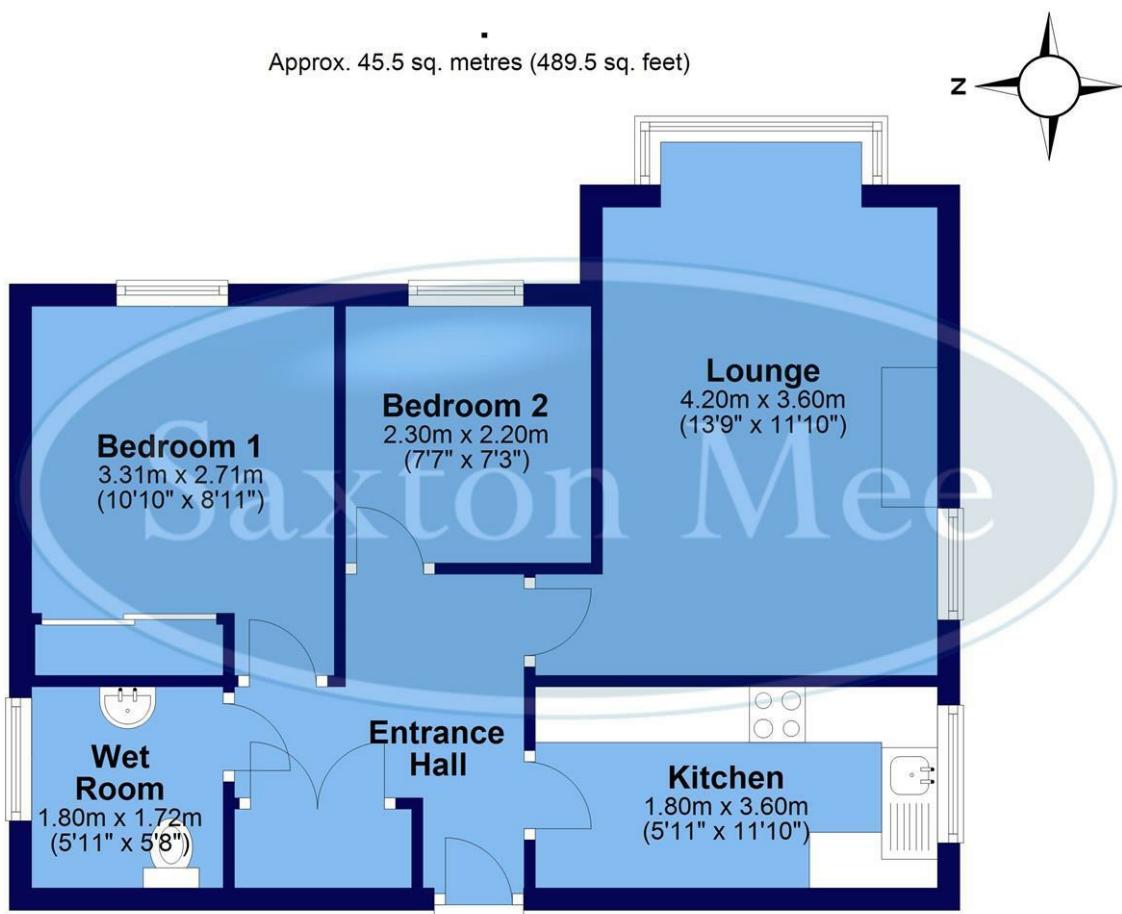
LOCATION

Situated in this prime location with good local shops within the village itself including supermarkets, post office pubs etc. Countryside close by, good catchment for schools and easy access of Sheffield City Centre.

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. 45.5 sq. metres (489.5 sq. feet)

Crookes
Hillsborough
Stocksbridge

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

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www.saxtonmee.co.uk



[onTheMarket.com](#)

st luke's
Sheffield's Hospice

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(A2 plus) A		
(B1-B1) B		
(C2-C9) C		
(D5-D8) D		
(E9-E4) E		
(F1-F8) F		
(G1-G8) G		

Not energy efficient - higher running costs

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(A2 plus) A	71	(A2 plus) A	64
(B1-B1) B	81	(B1-B1) B	69
(C2-C9) C		(C2-C9) C	
(D5-D8) D		(D5-D8) D	
(E9-E4) E		(E9-E4) E	
(F1-F8) F		(F1-F8) F	
(G1-G8) G		(G1-G8) G	

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales

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(D5-D8) D		(D5-D8) D	
(E9-E4) E		(E9-E4) E	
(F1-F8) F		(F1-F8) F	
(G1-G8) G		(G1-G8) G	

Not energy efficient - higher running costs

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England & Wales