

Saxton Mee

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Stanwood Avenue Stannington Sheffield S6 5HY
Offers In The Region Of £249,950

St Luke's
Sheffield's Hospice

Stanwood Avenue

Sheffield S6 5HY

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**** FREEHOLD ** VIEWING ADVISED **** Ideal for a family and offered to the market with NO ONWARDS CHAIN is this spacious and most well presented, three double bedroom semi-detached home. Occupying a prominent position on the flat within this popular tree lined avenue, the property benefits from gas fired central heating and hardwood double glazed windows throughout. Briefly, the accommodation comprises: Entrance hallway. Large through lounge/diner with bay window to the front and feature fireplace. Separate fitted kitchen with a range of wall, drawer and base units. Space for a fridge/freezer. Sink with mixer tap. Integrated oven with hob and extractor hood above. Under stairs cupboard. Utility room with a range of units, space for a washing machine and tumble dryer as well as an extra fridge and freezer. Access into the integral garage with power, light and up/over door. First floor: Three double bedrooms, separate study/nursery and the family bathroom with a modern suite comprising bath with separate shower enclose, wash hand basin and low level W.C. Loft space ideal for storage and offering scope to convert subject to the relevant building and planning consents being obtained.

- IDEAL FAMILY HOME
- REPUTABLE LOCAL SCHOOLS
- SOUGHT AFTER LOCATION
- EXCELLENT LOCAL AMENITIES
- REGULAR TRANSPORT LINKS





OUTSIDE

To the front is a block paved driveway providing ample off street parking, leading to the integral garage. To the rear is a fully enclosed garden mainly laid to lawn with patio seating area and mature borders.

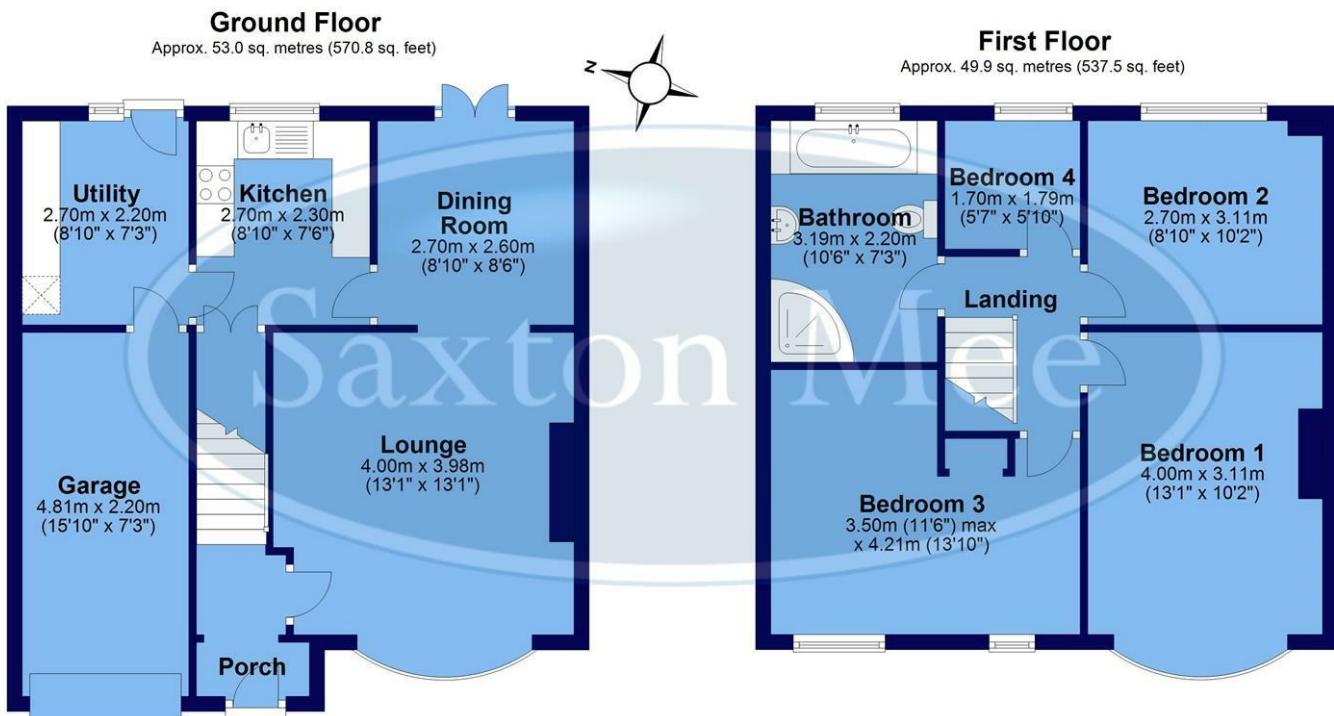
LOCATION

Located in this popular location with excellent amenities close by on Stanwood Avenue. Regular public transport. Good local schools for both primary and secondary pupils. Close to country walks in both the Rivelin and Loxley valleys, and in turn Bradfield. Easy access to Sheffield city centre, central hospitals and Universities.

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. 103.0 sq. metres (1108.3 sq. feet)

**Crookes
Hillsborough
Stocksbridge**

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www.saxtonmee.co.uk



 OnTheMarket.com


Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	77
(B1-B1) B	60
(C2-C4) C	67
(D5-D8) D	72
(E9-E4) E	74
(F1-F8) F	75
(G1-G8) G	76
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(A2 plus) A	54
(B1-B1) B	72
(C2-C4) C	73
(D5-D8) D	74
(E9-E4) E	75
(F1-F8) F	76
(G1-G8) G	77
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales