

Saxton Mee

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Chapman Close Stannington Sheffield S6 5BX
Offers In Excess Of £249,950

St Luke's
Sheffield's Hospice

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Sheffield S6 5BX

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**** NO CHAIN ** EARLY VIEWING ADVISED **** Situated at the head of this quiet cul-de-sac in Stannington is this modern, stylish and contemporary three bedroom end townhouse. The property was built in 2014 and has 2 years remaining on the NHBC warranty, benefitting from uPVC double glazed windows and gas fired central heating. In summary, the accommodation comprises: Entrance hallway with downstairs cloakroom and W.C. The hub of this fantastic family home is without doubt the open plan living/dining/kitchen space offering a fantastic entertaining space with utility storage off and having plumbing/housing for a washing machine and central heating system. The fitted kitchen has a range of modern, contemporary units with built in AEG appliances consisting of fridge/freezer, dishwasher, oven and microwave and gas hob with extractor hood above. Sink with mixer tap and drainer. From the living area, bi-folding doors open onto the enclosed rear garden. First floor: Two generously proportioned double bedrooms, the master benefitting from fitted wardrobes and en-suite shower room and W.C. Bedroom three is a generous single bedroom. Modern family bathroom with bath and rainfall shower above, wash hand basin and W.C with attractive tiling to the wall and floors. Loft space ideal for storage.

- THREE GOOD SIZED BEDROOMS
- TWO BATHROOMS
- LARGE GARAGE AND PARKING
- PRIVATE GARDEN
- FREEHOLD
- NO CHAIN





OUTSIDE

To the front is a landscaped garden with mature plants and steps leading to the front facing composite entrance door. Driveway for one car and a separate, larger than average, garage with up/over door. To the rear is a fully enclosed garden which is SOUTH FACING and enjoys a patio, lawn and mature planted area.

LOCATION

Situated in a quiet cul-de-sac location within easy reach of excellent transport links, local amenities and beautiful country walks in the Loxley and Rivelin Valleys. Located just a stones throw away from vast open countryside at Bradfield, as well as being just a short drive from the City Centre, ideal for the commuter or young professional.

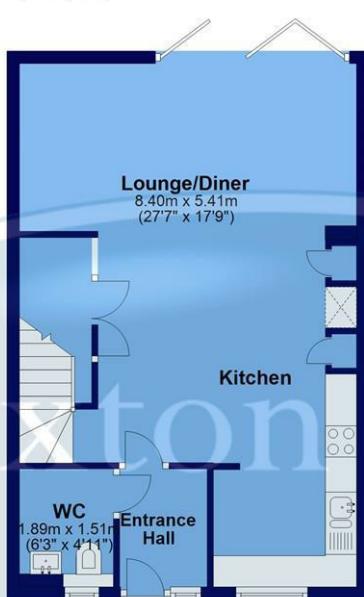
VALUER

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.

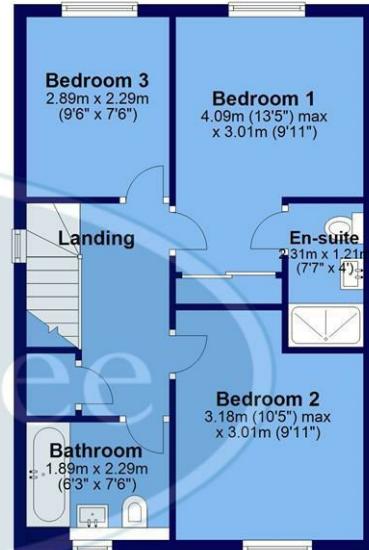
Ground Floor

Approx. 63.9 sq. metres (687.3 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



Total area: approx. 109.3 sq. metres (1176.1 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



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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A plus)	96
B	84
C	80
D	75
E	70
F	65
G	60
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A plus)	A
B	B
C	C
D	D
E	E
F	F
G	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales