

Saxton Mee



**Ashurst Drive Stannington Sheffield S6 5LL**  
**Offers In The Region Of £270,000**

**St Luke's**  
Sheffield's Hospice

# Ashurst Drive

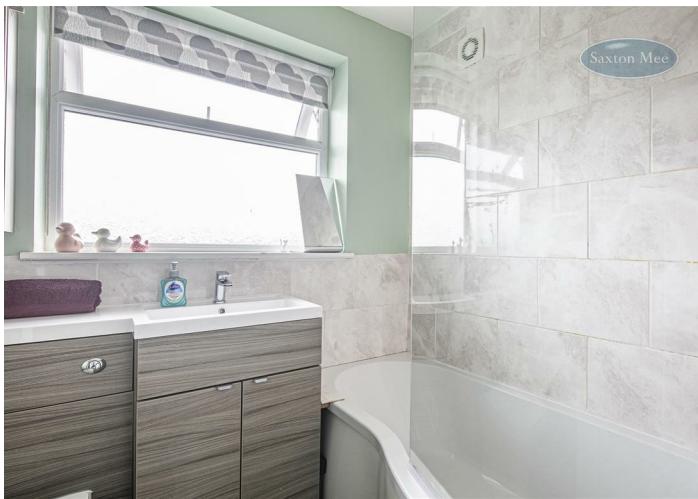
Sheffield S6 5LL

**Offers In The Region Of £270,000**

**\*\* EARLY VIEWING ADVISED \*\* GARDEN ROOM/HOME OFFICE \*\*** Situated in the sought after residential area of Stannington, with easy access to central Sheffield and in turn the Peak District, is this immaculately presented three bedroom semi-detached home which would be well suited to a family. The property has been subject to a full scheme of modernization in the last five years and benefits from uPVC double glazing and gas fired central heating. Briefly, the spacious accommodation comprises: Entrance porch leading into the welcoming entrance hallway. Large through lounge/diner with central fireplace and surround. Off the dining area is a delightful sun lounge, providing further reception space. Separate kitchen with a range of modern wall, drawer and base units with tiled splash back. Integrated oven, electric hob with extractor above and dishwasher. Space for a fridge/freezer. Separate utility room and downstairs W.C. A door in turn leads into the store room/garage. First floor: Two good sized double bedrooms and a further single bedroom three. Modern family bathroom having a tasteful, recently installed suite with bath, shower above, wash hand basin and low level W.C. Loft space ideal for storage otherwise ripe for conversion subject to the relevant planning consents.

- THREE BEDROOMS
- OFF ROAD PARKING
- GARDEN ROOM/HOME OFFICE
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN AND BATHROOM SUITE
- SEPARATE UTILITY ROOM
- DOWNSTAIRS W.C





## OUTSIDE

To the front is a driveway, providing ample off street parking and leading to the garage/store. Steps lead down to the front facing entrance porch. Through to the rear of the property is a large garden, perfect for a family being fully enclosed and friendly for both pets and children with a patio seating area and lawn, steps lead to the separate garden room/office which is insulated and has power, light and high connectivity broadband - perfect for those who work from home!

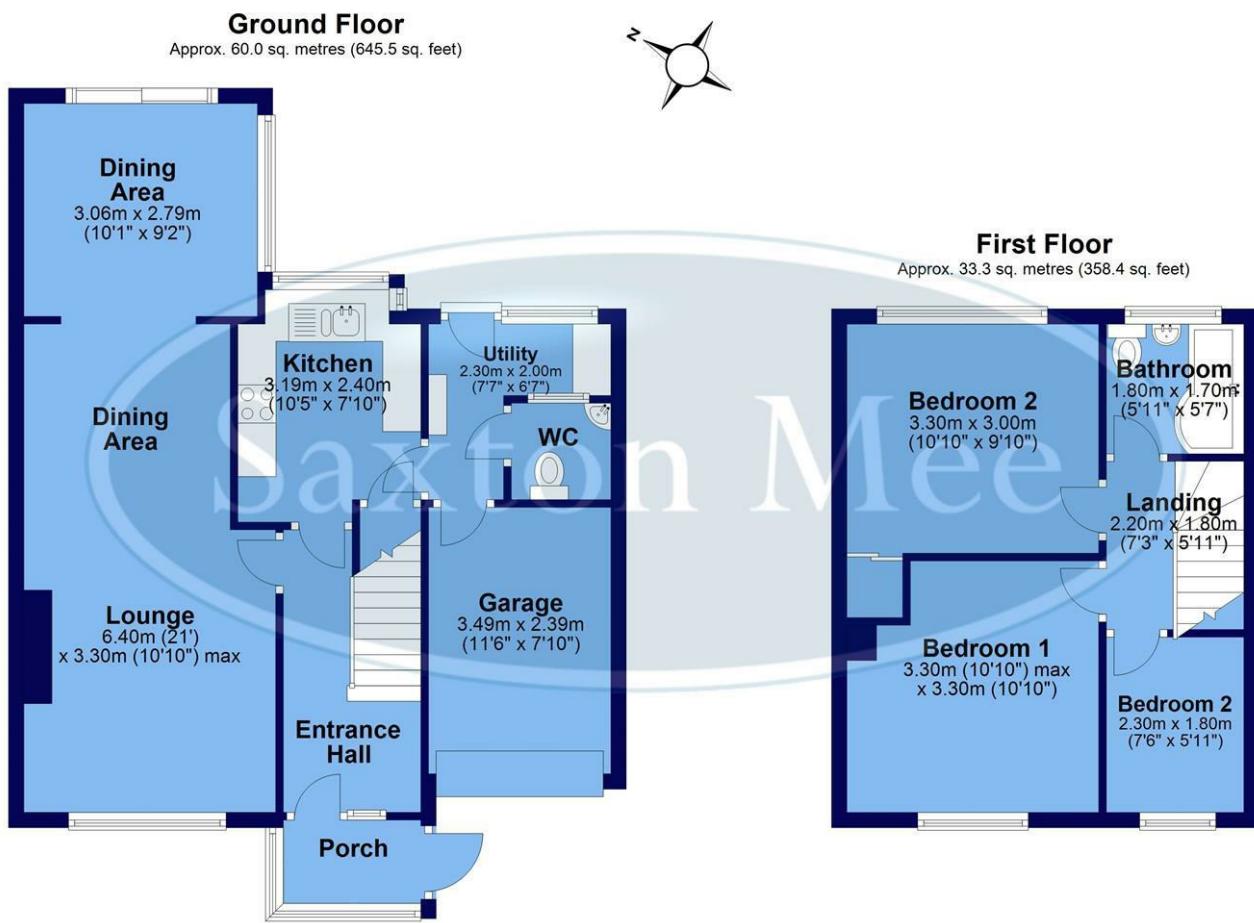
## LOCATION

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.



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales