

Saxton Mee



Fairbarn Drive Stannington Sheffield S6 5QH
Offers In Excess Of £185,000



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Sheffield S6 5QH

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**** FREEHOLD **** Situated in the sought after residential area of Stannington with views over the beautiful Rivelin Valley is this three double bedroom mid-townhouse which is well presented and tastefully decorated throughout. The property benefits from uPVC double glazed windows, gas fired central heating and a delightful conservatory to the rear. Briefly, the living accommodation comprises: entrance porch leading in turn into the split level entrance hall. Off the ground floor hallway are two large store rooms, offering potential to install a downstairs W.C. Large family lounge/diner in turn leading into the spacious garden room/conservatory. The kitchen has a range of modern, fitted units at wall, drawer and base level. Space for a cooker, washing machine, fridge/freezer and sink with mixer tap. First floor: three good sized double bedrooms, two of which benefit from fitted wardrobes. Modern family bathroom with bath and shower above, wash hand basin, W.C and heated towel radiator. Loft space ideal for storage.

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- FREEHOLD
- EARLY VIEWING ADVISED
- CLOSE TO RIVELIN VALLEY
- EXCELLENT LOCAL SCHOOLS
- REGULAR TRANSPORT LINKS





OUTSIDE

To the rear is a full enclosed low maintenance garden with artificial lawn, timber deck seating area, space for a BBQ and planted borders.

LOCATION

The property is located in the popular residential area of Stannington having local amenities close by including Co-op Supermarket, medical centre and post office. Beautiful country walks in the Rivelin Valley. Regular public transport links and good local schools.

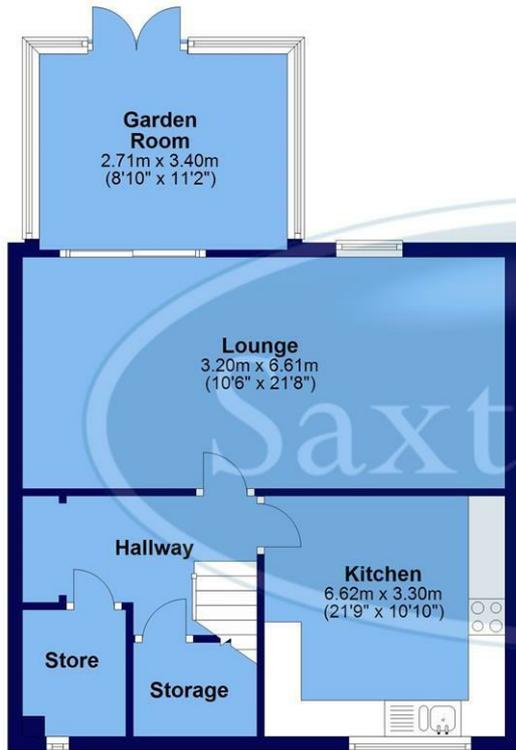
VALUER

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.

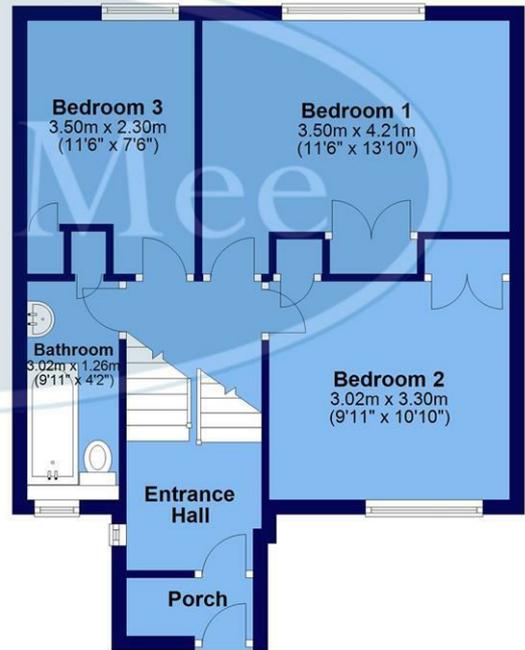
Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



Total area: approx. 100.3 sq. metres (1079.9 sq. feet)

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Stocksbridge

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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		68	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		64	77