

Saxton Mee

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**Greaves Lane Stannington Sheffield S6 6BD**  
**Guide Price £225,000**

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

# Greaves Lane

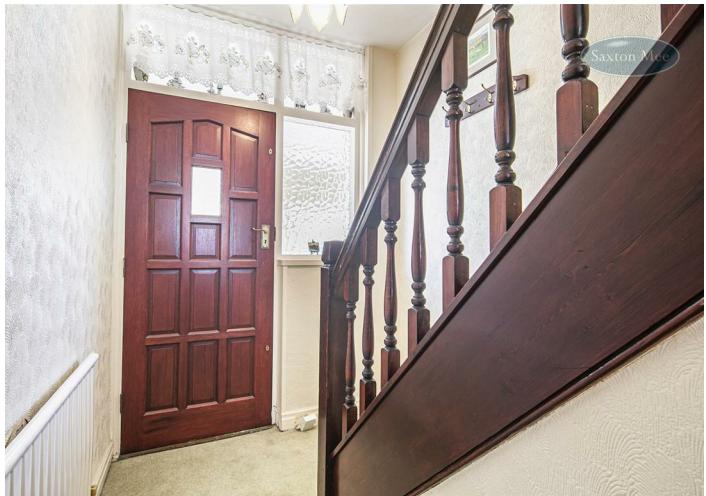
Sheffield S6 6BD

**Guide Price £225,000**

**GUIDE PRICE £225,000-£235,000 \*\* FREEHOLD \*\* NO CHAIN**

\*\* A rare and exciting opportunity has arisen for the new owner occupier to put their own stamp on this much loved three bedroom family home in the heart of Stannington Village. The property enjoys stunning views to the rear over rolling countryside and benefits from gas fired central heating and uPVC double glazed windows. The accommodation, which is in need of general updating, briefly comprises: Front entrance porch leading into the welcoming hallway. Bay windowed lounge to the front with doors into the separate dining room and in turn a delightful garden room/conservatory. Separate kitchen with a range of fitted units and space for freestanding appliances. First floor: Two double bedrooms and a further single bedroom three. The bathroom has been adapted and is suitable for people with additional needs and has a shower enclosure, wash basin and W.C. Loft space ideal for storage and ripe for further conversion subject to the relevant building and planning consents being obtained.

- THREE BEDROOMS
- POTENTIAL TO MODERNIZE
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOL CATCHMENT
- NO CHAIN
- FREEHOLD





## OUTSIDE

To the front is a gated driveway providing off road parking and leading to the detached garage. To the rear is a well maintained and vastly stocked garden with an array of beautiful plants, lawn and seating area with space for a garden shed.

## 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.

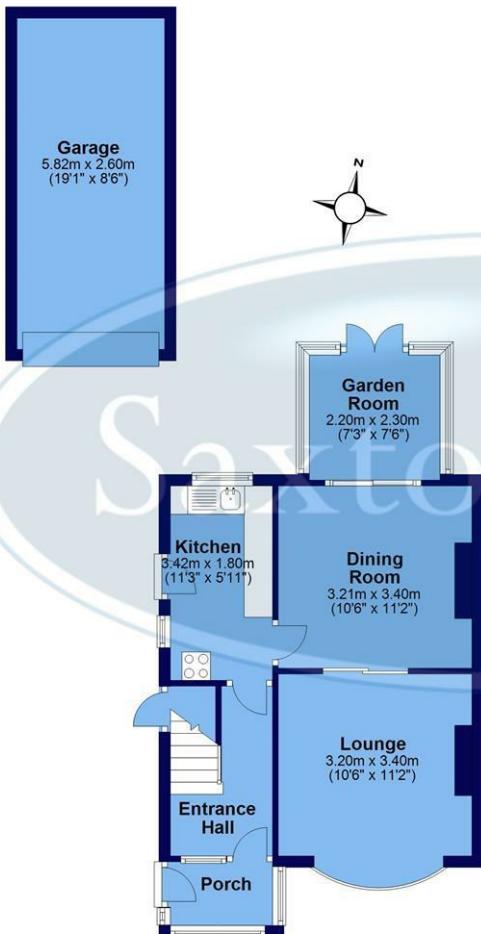
## VALUER

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. 57.4 sq. metres (617.6 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 92.2 sq. metres (992.2 sq. feet)

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Hillsborough  
Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



 OnTheMarket.com

  
Sheffield's Hospice

| Energy Efficiency Rating                                |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs<br>(A plus) | A       | 83        |
| (B)   | B       | 65        |
| (C)   | C       |           |
| (D)   | D       |           |
| (E)   | E       |           |
| (F)   | F       |           |
| (G)   | G       |           |
| Not energy efficient - higher running costs             |         |           |
| EU Directive 2002/91/EC                                 |         |           |
| England & Wales   |         |           |

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