

Saxton Mee

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Deer Park Place Stannington Sheffield S6 5ND
Offers In The Region Of £195,000

St Luke's
Sheffield's Hospice

Deer Park Place

Sheffield S6 5ND

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**** FREEHOLD **** An internal viewing is highly recommended to appreciate this immaculately presented, three double bedroom mid-townhouse located in the sought after residential area of Stannington. The property is situated within a two minute walk of the shops, bus stop and local park and benefits from gas fired central heating, uPVC double glazing throughout. Briefly, the accommodation comprises: Entrance porch and hallway with large store room/utility and further storage space beneath the stairs. A door to the left leads into the modern breakfasting kitchen with integrated fridge/freezer, washing machine, double oven, induction hob and extractor hood above. The units are fitted at wall, drawer and base level with a stylish work surface above incorporating the sink and drainer with mixer tap. The lounge/diner is a large, bright and airy space with the focal point being the log burning stove. In turn is the conservatory overlooking the delightful garden. First floor: Three good sized bedrooms, two of which have fitted wardrobes. The bathroom comprises a three piece suite of bath with shower over, wash hand basin and W.C with tiling to the walls and linen store with radiator ideal for drying clothes. Loft space ideal for storage.

- THREE GOOD SIZED BEDROOMS
- FREEHOLD
- COUNCIL TAX BAND A
- SOUGHT AFTER LOCATION
- IDEAL FOR A FAMILY
- EXCELLENT AMENITIES CLOSE BY
- EARLY VIEWING ADVISED





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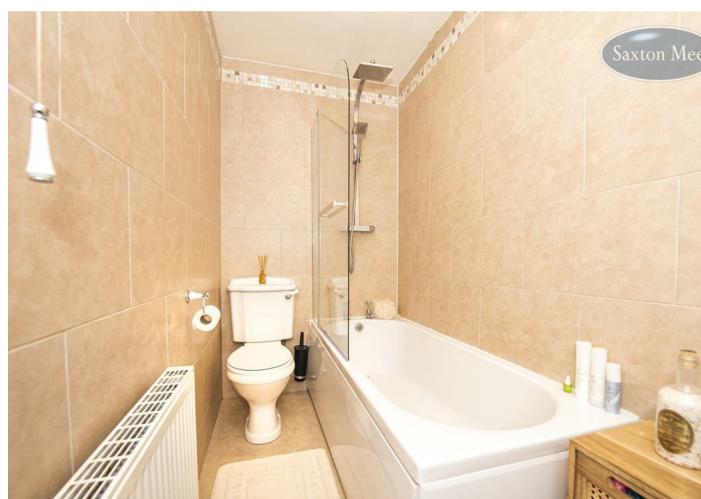
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OUTSIDE

To the front is a private courtyard garden with a fence and gate, established planting and space for the recycling bins. Through to the rear is a private garden with a range of established plants, patio seating area, greenhouse and space for a garden shed. There is fencing to the borders providing privacy and security with no neighbouring rights of access across.

LOCATION

The property is ideally located for excellent amenities in Stannington village including Co-op supermarket, 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.

ADDITIONAL INFORMATION

Tenure: Freehold.

Council Tax Band: A.

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. 56.7 sq. metres (610.0 sq. feet)



Conservatory
3.80m x 2.59m
(12'6" x 8'6")

Lounge
6.60m x 3.20m
(21'8" x 10'6")

Kitchen
3.30m x 3.30m
(10'10" x 10'10")

Hall
3.30m x 2.00m
(10'10" x 6'7")

Utility
1.71m x 1.50m
(5'7" x 4'11")

Porch

First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)

Bedroom 3
3.20m (10'6")
x 3.09m (10'2") max

Landing
3.09m x 1.72m
(10'2" x 5'8")

Bedroom 2
3.42m x 2.31m
(11'2" x 7'7")

Bathroom
3.09m x 1.49m
(10'2" x 4'11")

Total area: approx. 100.3 sq. metres (1079.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

**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



[onTheMarket.com](http://onthemarket.com)

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A) plus A	82
B	68
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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