



Uppergate Road Stannington Sheffield S6 6BY
Guide Price £175,000

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**** MODERNISATION REQUIRED THROUGHOUT ****

Ideal for the discerning purchaser to alter, adapt and improve to their own style is this spacious two double bedroom semi-detached home situated in this elevated position enjoying fantastic views to the front. The property enjoys both front and rear gardens and the living accommodation briefly comprises: lounge with a bay window filling the room with natural light. Kitchen/diner. Rear entrance door. Under stair store room. First floor: master bedroom with a front bay window. Double bedroom two. Shower room with a white suite and comprising electric shower, WC and wash basin.

- EXCELLENT OPPORTUNITY
- STUNNING VIEWS
- TWO DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- IN NEED OF MODERNISATION





OUTSIDE

A well established front garden sets the property back from the road. Steps lead to the front entrance door. The garden continues to the rear and the good size garden mainly laid to lawn.

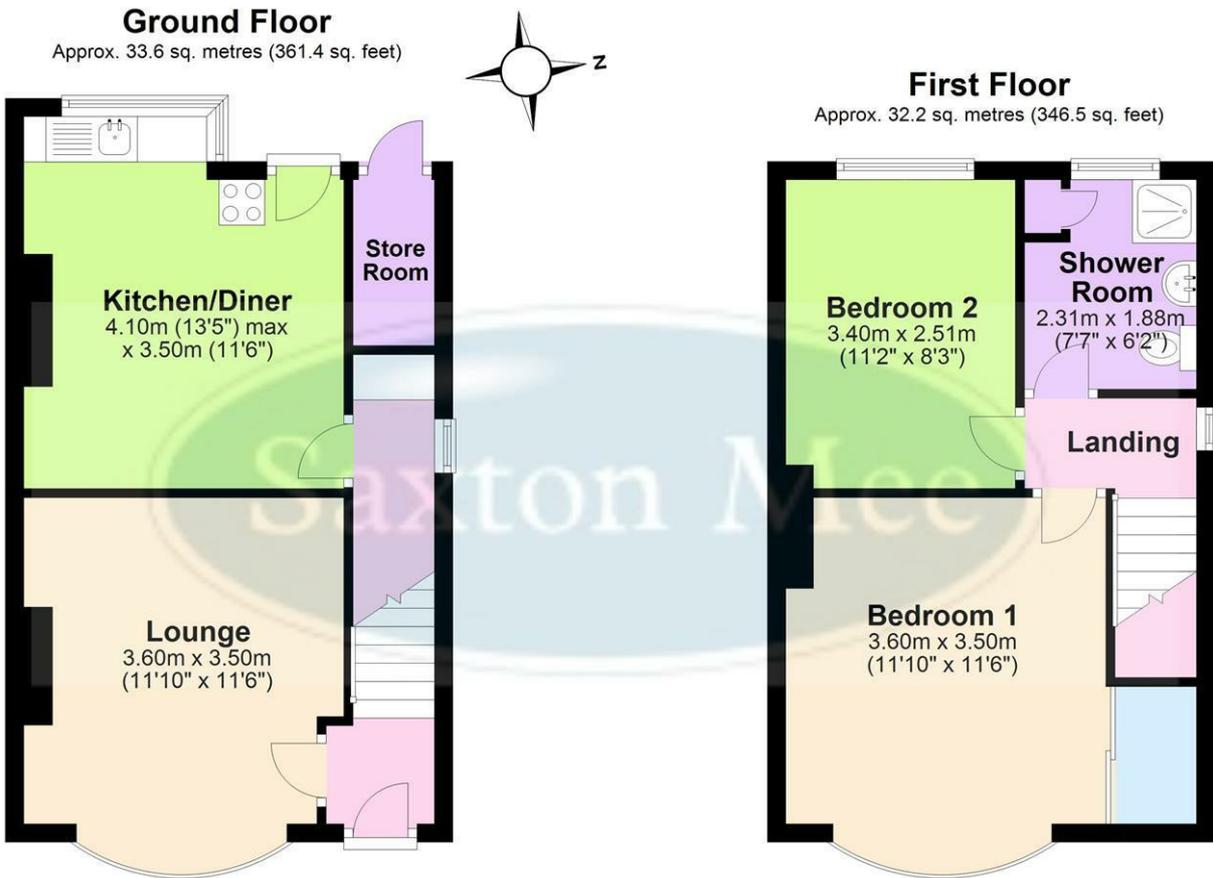
LOCATION

Located in the centre of Stannington with excellent amenities close by including shops. Regular public transport. Good local schools. Easy access to country walks. Local pubs.

Valuer

Lewis 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.



Total area: approx. 65.8 sq. metres (707.9 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
41	87	40	86