

Saxton Mee

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Friar Close Stannington Sheffield S6 6EP
Guide Price £230,000



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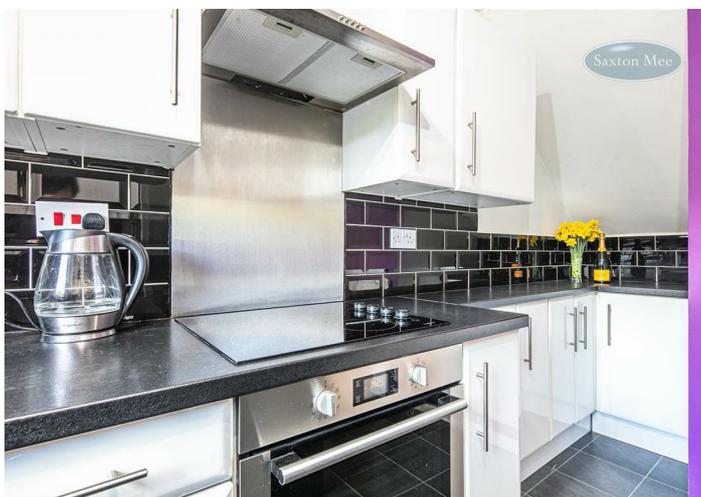
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GUIDE PRICE £230,000-£240,000 ** EXCELLENT VIEWS **

Situated in this quiet cul-de-sac location on the popular Acorn Estate in Stannington Village is this immaculately presented, three bedroom end town house benefitting from an allocated parking space and a private garden to the rear, as well as uPVC double glazing and gas central heating. In brief, the living accommodation comprises: entrance porch. Entrance hall. Well proportioned open plan lounge/diner with dual aspect windows filling the room with natural light. Kitchen have a modern range of wall and base units. Integrated electric oven, four ring hob over and extractor. Housing and plumbing for a washing machine and space for a fridge freezer. First floor: master bedroom which enjoys the stunning views and benefiting from fitted wardrobes. Double bedroom two again benefiting from fitted wardrobes. Single bedroom three. Family bathroom having a modern white suite and comprising bath with overhead shower, WC and wash basin set in a vanity unit.

- IMMACULATE ACCOMMODATION
- STUNNING VIEWS
- POPULAR ESTATE
- VIEWING RECOMMENDED
- THREE BEDROOMS





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OUTSIDE

A lovely planted garden to the front with a path leading the front entrance door. To the rear is a fully enclosed garden with established borders, a decked area, lawn and garden shed.

LOCATION

Situated in this popular location, with excellent amenities close by. Country walks within a few hundred yards into the Loxley Valley. Excellent catchment for schools. Facilities in the village include post office, supermarkets, greengrocer, restaurants, bars etc.

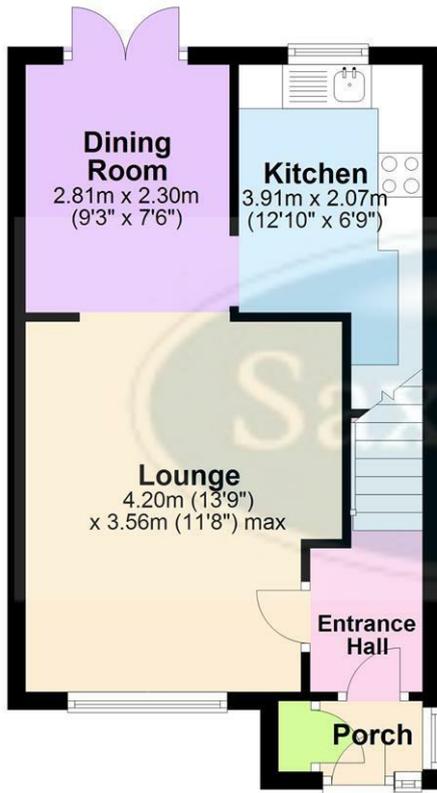
VALUER

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.

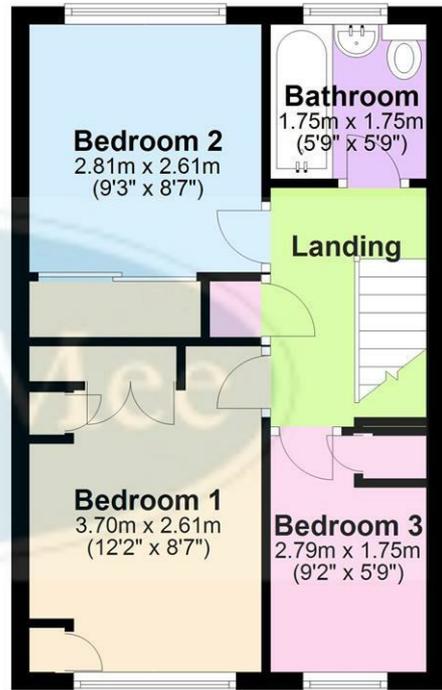
Ground Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



Total area: approx. 66.2 sq. metres (712.6 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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www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-101) A		Very environmentally friendly - lower CO ₂ emissions (81-91) A	
(81-91) B		(61-81) B	
(69-80) C		(55-60) C	
(55-68) D		(45-54) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
66	86	63	85
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC