

Saxton Mee



Nook End Stannington Sheffield S6 6AR
Offers In The Region Of £215,000



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Sheffield S6 6AR

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OFFERS IN THE REGION OF £215,000 ** RECENTLY RENOVATED ** FREEHOLD ** A spacious three bedroom, semi-detached bungalow enjoying fabulous panoramic views towards central Sheffield. The property has planning permission granted for a two storey extension to create a fourth bedroom and large, open plan entrance (REF: 20/04055/FUL). The property benefits from a full refurbishment including a recent re-wire, flooring and new bathroom. Also benefiting from uPVC double glazing and gas central heating throughout. Briefly, the accommodation comprises: a uPVC entrance door opens into the entrance porch. Separate WC. Kitchen having a modern and contemporary range of wall, base and drawer units in cream high gloss with a granite effect roll edge work surface above incorporating a stainless steel sink and drainer with mixer tap over. Space for Integrated oven. Integrated microwave. Breakfast bar. Housing and plumbing for a washing machine. Wood effect laminate flooring. Bathroom with a modern white suite and comprising bath with overhead shower, WC and wash basin. Fully tiled throughout. Dining room leading through to the lounge with a large window filling the room with natural light. Three bedrooms, the master benefiting from a shower cubicle.

- THREE BEDROOMS
- MODERNISED THROUGHOUT
- GREAT VIEWS
- uPVC DOUBLE GLAZING
- OFF ROAD PARKING
- GAS CENTRAL HEATING





OUTSIDE

To the front is a lawned garden with a driveway providing off road parking for one vehicle, with further ample parking facilities on street. To the side and rear is a large garden, mainly laid to lawn, enjoying fabulous panoramic views towards Central Sheffield.

LOCATION

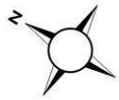
Situated on this popular estate and within easy access of local amenities in Stannington Village is this ideal family home. Beautiful country walks close by in both the Rivelin and Loxley valleys. Easy access to the City Centre and regular public transport. Bradfield secondary school catchment area.

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. 74.8 sq. metres (805.3 sq. feet)



Total area: approx. 74.8 sq. metres (805.3 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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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		86
	(81-91) B		
	(69-80) C	70	
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) 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	(92 plus) A		85
	(81-91) B		
	(69-80) C		68
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	