



Oldfield Road Stannington Sheffield S6 6DT
Offers In The Region Of £260,000

Oldfield Road

Sheffield S6 6DT

Offers In The Region Of £260,000

**** FREEHOLD **** Enjoying stunning views over the Rivelin Valley is this well presented and effectively extended two double bedroom semi-detached home which enjoys a fully enclosed rear garden and is located on this ever popular residential street in the heart of Stannington Village. The property also benefits from a driveway, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: side entrance door. Well proportioned lounge having a large front window filling the room with natural light, attractive flooring and housing for a wall mounted television. Superb kitchen/breakfast room having a modern range of wall, base and drawer units. Integrated appliances include dishwasher, microwave and oven. Four ring gas hob with extractor above. Housing for an American style fridge freezer. The kitchen extends into the bright and airy garden room/dining area with a double set of French doors opening onto the patio. First floor: excellent master bedroom having a large bay window and benefiting from a storage cupboard which houses the combi boiler. Double bedroom two enjoying the stunning views. Modern bathroom having a white suite and comprising bath with electric shower over, WC and wash basin.

- VIEWING ESSENTIAL
- SUPERB KITCHEN
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN





OUTSIDE

To the front is a double width driveway providing ample off road parking. Front lawn garden. To the rear is a fully enclosed garden with a superb patio perfect for outside dining and entertaining. Lawn garden.

LOCATION

The property is located in this highly sought after area with excellent local amenities, highly regarded local schools including the catchment for Bradfield Secondary School, regular public transport and enjoys stunning panoramic views. Delightful country walks in the Rivelin and Loxley Valleys.

MATERIAL INFORMATION

Tenure: Freehold.

Council Tax Band: B.

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.



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.

**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		65	85
England & Wales		EU Directive 2002/91/EC	