

Saxton Mee



Stannington Glen Stannington Sheffield S6 6NA  
Price £275,000



# Stannington Glen

Sheffield S6 6NA

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**\*\* NO CHAIN \*\* EPC RATING B \*\*** Situated at the head of this popular cul-de-sac in Stannington is this immaculately presented, detached two bedroom bungalow enjoying easy access to a wealth of local amenities and transport links. The property has gas fired central heating and uPVC double glazed windows throughout. Briefly, the accommodation comprises: entrance hallway. Two good sized double bedrooms to the front both having fitted wardrobes providing ample storage. Large family lounge with gas fire and feature surround. A bright and spacious garden room connects the inside and outside with doors leading onto the delightful garden. The dining room effectively opens into the fitted kitchen creating an extremely sociable dining/entertaining space having a range of fitted units at wall, drawer and base level. Space for a washing machine. Integrated fridge/freezer and a sink with mixer tap with drainer. Modern bathroom having a suite comprising bath with central fed shower above, wash hand basin and W.C. Loft space ideal for storage and accessed via a hatch in the hallway.

- TWO DOUBLE BEDROOMS
- SPACIOUS DINING KITCHEN
- DELIGHTFUL GARDEN ROOM
- OFF ROAD PARKING FOR THREE CARS
- NO CHAIN
- IDEAL FOR THOSE LOOKING TO DOWNSIZE
- SOUGHT AFTER LOCATION
- EXCELLENT AMENITIES
- REGULAR PUBLIC TRANSPORT





## OUTSIDE

To the front is a well kept lawn with planted borders and a path leads to the front facing entrance door. A driveway to the side provides tandem parking for upto three cars and leading to the detached garage with power and light. To the rear roof elevation are solar panels which are owned by the sellers and will be transferred to the new occupier upon completion of the property. A gate opens into the beautiful rear garden with patio seating area, planted borders, large lawned area and newly installed fencing.

## LOCATION

The property occupies a quiet position set back from the road in this quiet cul-de-sac of only detached properties and having excellent broadband. Excellent transport links to the City Centre and beyond. Reputable schools close by, for both primary and secondary pupils. An array of local amenities in Stannington including Co-op superstore, independent bakery and green grocers, hairdressers, chemist and doctors surgery. Well regarded local pubs and restaurants. Beautiful country walks in both the Rivelin and Loxley valleys.

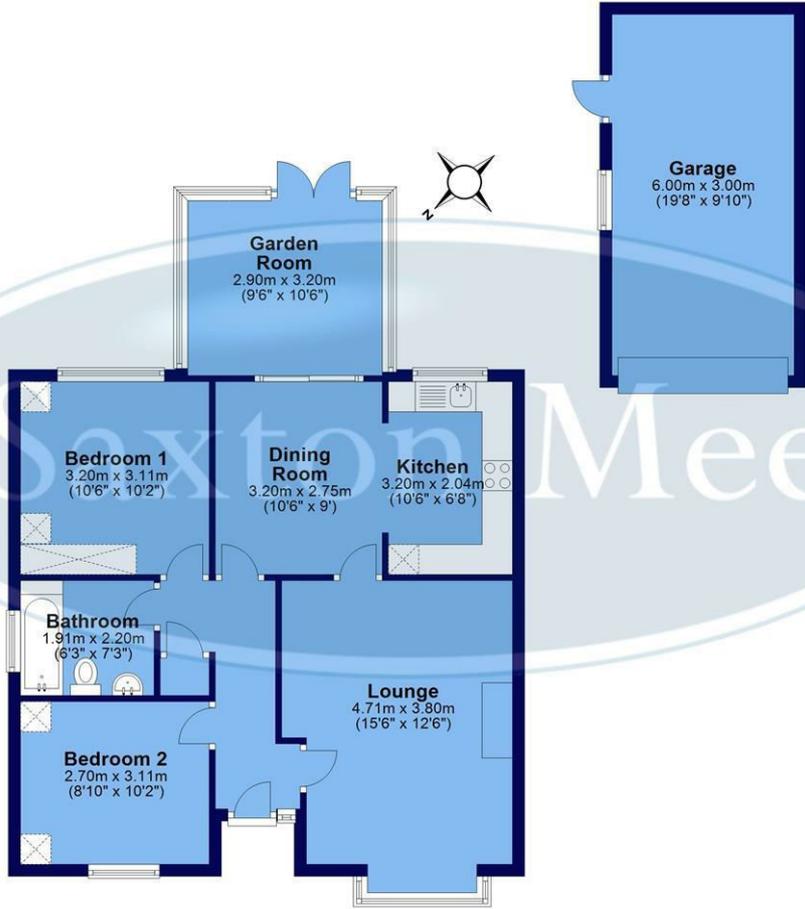
## VALUER

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

Main area: approx. 73.5 sq. metres (791.6 sq. feet)  
 Plus garages: approx. 18.0 sq. metres (193.7 sq. feet)



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 Plus garages, approx. 18.0 sq. metres (193.7 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		82	93
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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