



Fairbarn Road Stannington Sheffield S6 5PP  
Price £320,000



## Fairbarn Road

Sheffield S6 5PP

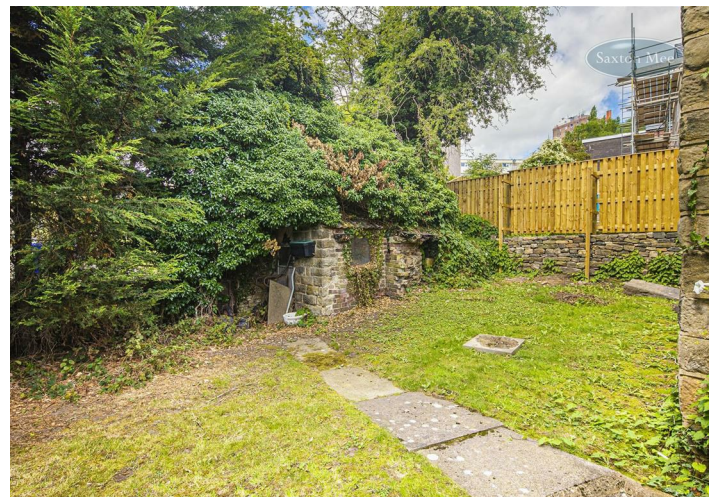
**Price £320,000**

**\*\* NO CHAIN \*\* FREEHOLD \*\*** Offered to the market for the first time in over 60 years is this charming and characterful three bedroom cottage commanding an enviable position with far reaching views. Dating back to the 1800's, Barlow House is ripe for the discerning purchaser to modernize and extend (STPP) to create a forever family home. The property at present is in need of a general scheme of updating but does benefit from uPVC double glazing and gas fired central heating throughout. Briefly, the accommodation comprises: entrance into the kitchen/diner having a range of units with space for a gas cooker, gas fired AGA (included in the sale), fridge/freezer and washing machine. The inner lobby gives access to a rear store room/pantry and the downstairs family bathroom with bath, separate shower, wash basin and W.C. The lounge enjoys windows to various aspects flooding the room with natural light and the center piece is fireplace with surround. First floor: three double bedrooms and attic to the loft space ideal for storage otherwise ripe for conversion subject to the relevant planning and building consents being obtained.

- THREE DOUBLE BEDROOMS
- ENVIABLE COUNTRYSIDE VIEWS
- NO ONWARDS CHAIN
- FREEHOLD
- LARGE GARAGE/OUTBUILDING
- SOUGHT AFTER LOCATION







## OUTSIDE

Approached from Fairbarn Road, the property has a welcoming approach and is charming in it's appearance. There is a lawn to the front as well as a large, stone built garage which is ripe for conversion to a home office/studio or separate annex. A driveway provides ample off street parking for one car. Side patio taking in the breathtaking views and in turn there is a rear lawn with brick built outdoor store.

## LOCATION

The property is located in the popular residential area of Stanington having local amenities close by including Co-op Supermarket, medical centre and post office. Beautiful country walks in the Rivelin Valley. Regular public transport links and well regarded local schools for both primary and secondary pupils. Easy access to the Universities, teaching hospitals and Sheffield City Centre.

## 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.



Total area: approx. 112.9 sq. metres (1215.7 sq. feet)

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