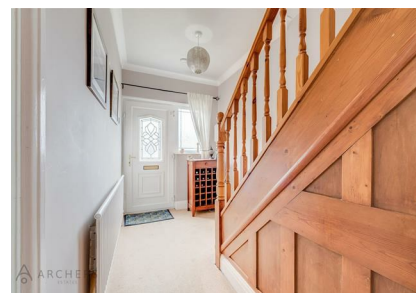


373 Stannington Road, Stannington, Sheffield, S6 5QN
£265,000

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£265,000

Council Tax Band: C

A spacious and modern styled three bedroom extended semi-detached home which is located close to amenities and enjoys a larger than average garden to the rear with views towards Rivelin Valley! Perfect for families, the property has been lovingly maintained by the current owners and enjoys spacious rooms throughout with additions including a utility room, downstairs WC and a conservatory! Situated close to shops, cafes and amenities, the property is well served by regular bus routes giving easy access to the universities, hospitals, Hillsborough and the city centre. It is also within the catchment area for popular local schools and open countryside including the Peak District is nearby! With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway with storage cupboard, bay fronted lounge, a dining room which opens to the kitchen, extended utility room, downstairs WC and a conservatory overlooking the rear garden. To the first floor there is a landing area, three spacious bedrooms (the second bedroom with far reaching views) and a bathroom with four piece suite. Outside, there is a driveway leading to the garage and a garden area to the front, whilst to the rear there is a beautiful and well presented garden which is larger than most in the area, which has a patio and steps descending to a further patio, large lawned space and is surrounded by fencing and shrubs. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit! Freehold tenure, council tax band C.

Entrance Hallway

Access to the property is gained through a front facing upvc entrance door which leads to the wide and inviting entrance hallway. Having a front facing upvc double glazed window, a staircase rising to the first floor accommodation, feature panelled wall, radiator and a useful larger than average under stairs storage cupboard. Doors lead to the lounge and dining room.

Bay Fronted Lounge

A spacious room which has a front facing upvc double glazed window, two radiators and a feature fireplace with gas fire.

Dining Room

A good sized dining room which is bursting with natural light and enjoys a south facing outlook! Having a rear facing upvc double glazed half bay window overlooking the garden, laminate flooring and a radiator. There is ample space for a dining table and the room opens to the kitchen.

Kitchen

A modern and tastefully designed kitchen which benefits from a south facing upvc double glazed half bay window bringing in much natural light. Having a range of fitted wall and base units with a laminate work surface incorporating a stainless steel sink and drainer unit and a gas hob with extractor above. There are integrated appliances including an electric oven, Neff dishwasher and microwave. With tiled flooring, a radiator and a door leading to the utility room.

Utility Room

A fantastic addition to the home, having space for a fridge freezer and washing machine, tiled flooring and a side facing upvc double glazed window. A door leads to the downstairs wc and the room opens to the conservatory.

Downstairs WC

Having a low flush wc, pedestal wash basin and a side facing upvc double glazed window.

Conservatory

Another great addition and perfect for a variety of uses, the conservatory has upvc double glazed windows enjoying views over the garden and beyond, side facing upvc double glazed french doors and a radiator. There is also a front facing upvc door leading to the outside.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail, a side facing upvc double glazed window and is wider than average. Doors lead to all rooms on this level.

Master Bedroom

A double sized master bedroom which has a front facing upvc double glazed bay window and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a radiator and a rear facing upvc double glazed window which enjoys far reaching views towards Rivelin Valley.

Bedroom Three

A larger than average single sized room which has a front facing upvc double glazed window and a radiator. The room could also be used as an office/study if required.

Bathroom

A modern and tasteful bathroom which is a good size and has a four piece suite comprising of a tiled bath, a corner shower unit, pedestal wash basin and a low flush wc. With a radiator, tiled flooring, a rear facing upvc double glazed and a loft hatch gaining access to the roof space.

Outside

To the front of the property there is a driveway leading to the garage.

Garage

Having front facing bi-folding doors, power and lighting and ample space for additional storage, the garage is a fantastic addition to the property.



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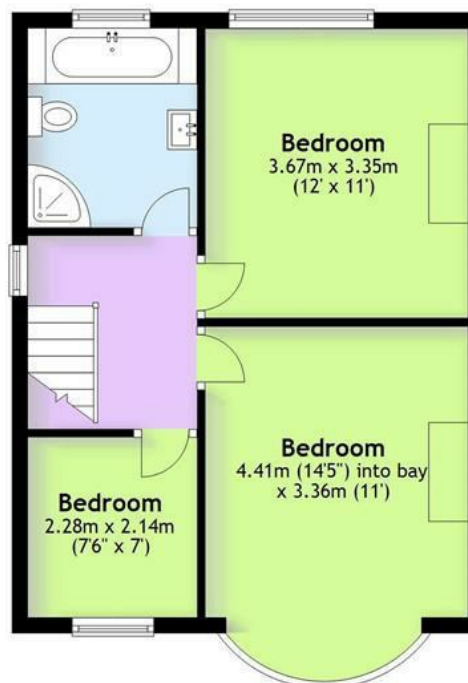
Ground Floor

Approx. 78.3 sq. metres (842.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 120.4 sq. metres (1295.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	64	76
		EU Directive 2002/91/EC