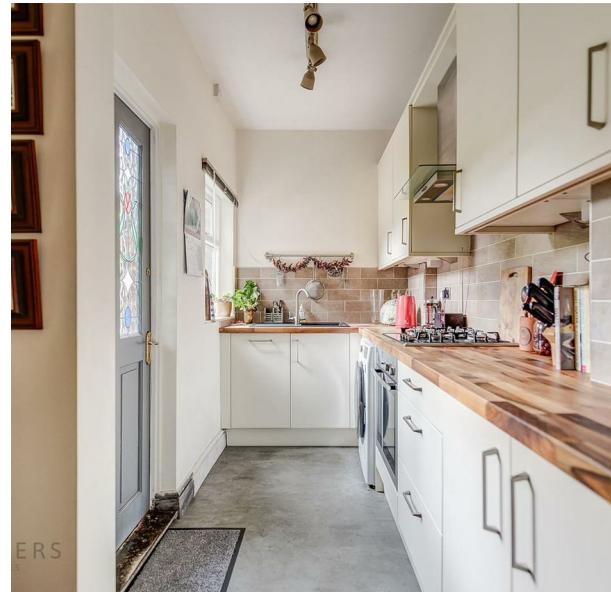


58 Stannington Road, Malin Bridge, Sheffield, S6 5FL
£235,000

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£235,000

Council Tax Band: A

A well presented three double bedroom, double offshot end terraced home which is located in Malin Bridge and has a delightful garden to the rear! Perfect for first time buyers or families, the property enjoys many original features, has been well maintained by the current vendor and enjoys accommodation over three levels including a spacious attic bedroom. Positioned within close proximity to regular bus routes, the Supertram network and shops/amenities in Hillsborough, the property is also near to the Rivelin Valley nature trail. With double glazing and gas central heating throughout, the property in brief comprises; bay fronted lounge, inner hall, dining room with access to the cellar and an offshot kitchen. To the first floor there is a landing area, two double bedrooms and an offshot bathroom. To the second floor there is a spacious double sized attic bedroom. Outside, to the front there are steps rising to the entrance door and a shared passage leads to the rear where there is a fantastic, larger than average garden which has a patio, two lawns and a variety of fruit trees/shrubs, a vegetable patch, herb garden, shed and backs onto an open field. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers to book your visit today! Leasehold tenure, 800 year lease from 1909. Ground rent is £1.72 per annum. Council tax band A.

Bay Fronted Lounge

An original wooden/glazed door leads to the lounge which is a bright and spacious room, having solid wood flooring, a front facing double glazed sash bay window, two radiators and a gas fire with feature original cast iron surround. A door leads to the inner hallway.

Inner Hallway

Having a staircase rising to the first floor and doors connecting the lounge and dining room.

Dining Room

Another spacious reception room which has a rear facing double glazed sash window, solid wood flooring, a radiator and a door leads to the cellar. The room opens to the offshot kitchen.

Cellar Head

Steps descend to the cellar, where there is space for storage and the meters are housed here.

Offshot Kitchen

A spacious and well presented offshot kitchen which has fitted bespoke wall and base units with a solid oak worksurface incorporating a composite

sink and drainer and a Neff gas hob with extractor above. There are integrated appliances including an electric oven, fridge, washing machine and slimline dishwasher. With vinyl flooring, housing for the Ideal combi boiler, side facing double glazed window and a side facing door leading to the outside.

First Floor Landing

A staircase ascends from the inner hall and leads to the first floor landing area, which is larger than average and has a wooden bannister rail, doors leading to all rooms on this floor and a further staircase rising to the second floor accommodation.

Master Bedroom

A spacious, double sized master bedroom which has a front facing double glazed sash window, radiator, useful under stairs storage cupboard and a feature cast iron fireplace.

Bedroom Two

The second bedroom is another double bedroom which has a rear facing double glazed sash window overlooking the garden, a radiator and fitted wardrobes.

Offshot Bathroom

Having a suite comprising of a panelled bath with shower over, pedestal wash basin and low flush wc. With a side facing double glazed window, a radiator and vinyl flooring.

Attic Bedroom Three

A staircase ascends from the ground floor and leads to the attic bedroom, which is another good sized room having a rear facing velux window, radiator and ample storage to the eaves.

Outside

To the front of the property there are steps that rise and give access to the entrance door. A shared passage leads to the rear, where there is a larger than average garden having a patio area and immediate access to the kitchen. The garden is beautifully landscaped, having two lawns and a variety of fruit trees/shrubs, a herb garden, a vegetable garden, various borders, trees to the rear, a shed and the garden also backs onto a field - it is highly recommended to visit in person to appreciate the accommodation on offer.



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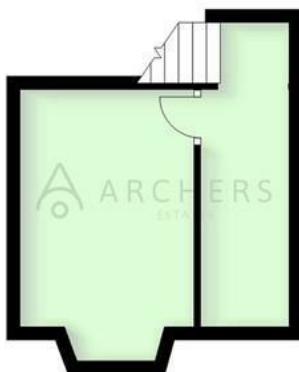
Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



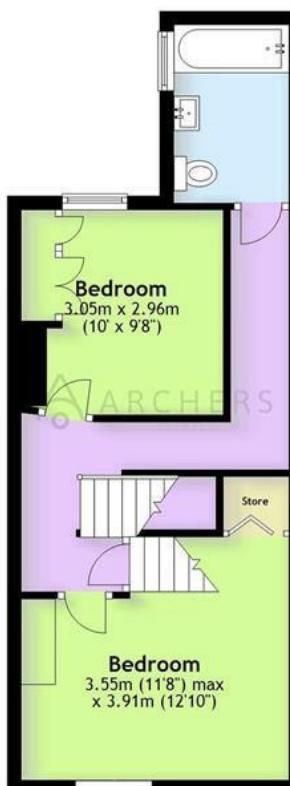
Cellar

Approx. 15.1 sq. metres (162.8 sq. feet)



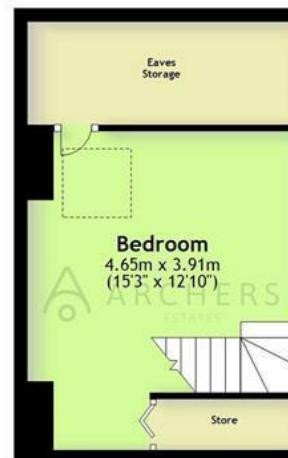
First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



Second Floor

Approx. 24.4 sq. metres (263.0 sq. feet)



Total area: approx. 115.3 sq. metres (1240.6 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
(81-91)	B		
(69-80)	C		
(55-68)	D		52
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	