

Saxton Mee



**Albanus Croft Stannington Sheffield S6 6EY**

**Guide Price £290,000**

# Albanus Croft

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GUIDE PRICE £290,000-£300,000 \*\* NO CHAIN \*\* SOUTH FACING GARDEN \*\* Situated within this quiet cul-de-sac on the popular Acorn Estate in Stannington Village is this immaculately presented, three bedroom semi-detached home. The property benefits from uPVC double glazing, gas central heating, off road parking and a garage/store room with utility to the rear. Briefly, the accommodation comprises: Entrance hallway with stairs rising to the first floor. A spacious, bright lounge can be found to the front with feature fireplace and TV point. An arched opening leads into the dining room with French doors leading onto the garden. Separate kitchen having a range of modern white units at wall, drawer and base level. Integrated electric oven with electric four ring hob and extractor above. Space for a fridge/freezer. First floor: Two good sized double bedrooms and a further single bedroom three. The second bedroom to the rear benefits from fitted wardrobes. Modern family bathroom with tiling to the floor and walls, bath with shower over, wash hand basin and W.C. Loft space ideal for storage.

- IDEAL FAMILY HOME
- WELL REGARDED SCHOOLS CLOSE BY
- QUIET CUL-DE-SAC LOCATION
- ON THE CUSP OF OPEN COUNTRYSIDE
- VAST RANGE OF AMENITIES CLOSE BY
- EXCELLENT TRANSPORT LINKS





## OUTSIDE

To the front is a lawned garden and a pathway to the front door with canopy over. A driveway to the front provides off road parking for one car and leading in turn to the garage/store room with up/over door with separate utility room having plumbing and housing for a washing machine and tumble dryer. To the rear is a fully enclosed, private garden with a south facing aspect, lawn, patio and a range of established plants.

## LOCATION

The property is ideally located for excellent amenities in Stannington including Co-op superstore, well regarded fish and chip shop, independent local hardware store, bakery, hairdressers, chemist and much more. Regular public transport links to the City. Well regarded local schools for pupils of all ages.

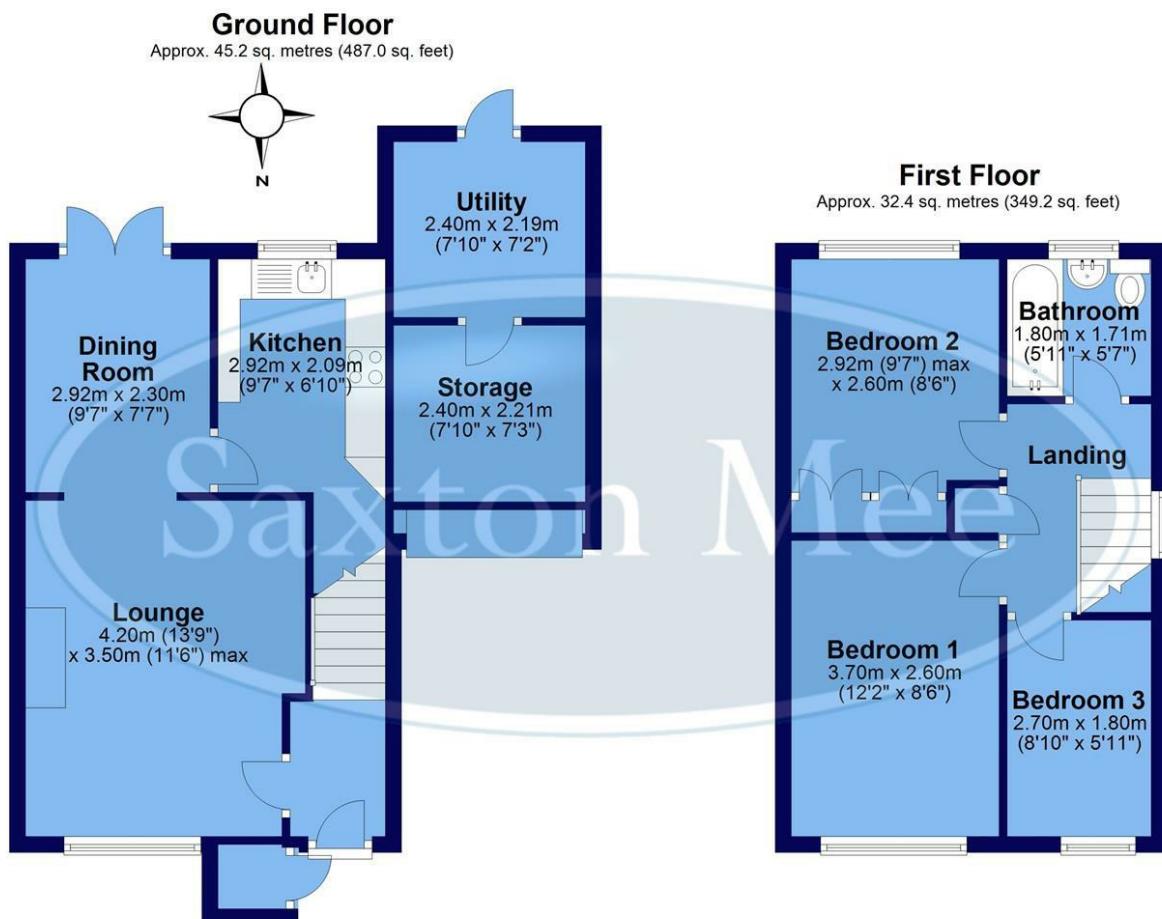
## MATERIAL INFORMATION

Tenure: Leasehold.

Lease Length: 153 years remaining.

Ground Rent: £30 P.A.

Council Tax: Band C.



**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](http://www.saxtonmee.co.uk)



[onTheMarket.com](http://onTheMarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		85
(81-91)	B		69
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	