

Saxton Mee



Clark Grove Stannington Sheffield S6 6AY
Price £260,000

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**** NO CHAIN **** Situated at the head of this quiet cul-de-sac is this three bedroom, semi-detached family home offered for sale for the first time since being built in the 1950's. The property is well maintained throughout and benefits from uPVC double glazed windows, gas fired central heating and a south facing garden to the rear. Briefly, the accommodation comprises: Side entrance hallway with downstairs cloakroom/W.C. To the front is a bay windowed lounge with electric fireplace and surround. A dining room can be found to the rear with the fitted kitchen off, having a range of wall, drawer and base units with work surface above incorporating the sink and mixer tap. Integrated double oven with hob and extractor, space for a washing machine and fridge/freezer. Rear entrance porch and boiler room with drying rack. First floor: Master bedroom to the front with bay window and fitted wardrobes. Bedroom two is a double bedroom located to the rear, alongside the single bedroom three. Modern shower room with large walk in enclosure, wash hand basin and W.C. Loft space ideal for storage, otherwise ripe for conversion subject to the necessary building and planning permission.

- SOUTH FACING GARDEN
- THREE BEDROOMS
- NO ONWARD CHAIN
- CORNER PLOT
- QUIET CUL-DE-SAC LOCATION
- EXCELLENT LOCAL SCHOOLS
- CLOSE TO OPEN COUNTRYSIDE
- EARLY VIEWING IS A MUST





OUTSIDE

To the front is a walled garden with established planted area, a gated driveway provides off road parking for several vehicles and access to the detached garage with up/over door, power and light. The garden to the rear is larger than average having a pat

LOCATION

The property is ideally located for excellent amenities in Stannington village 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 t

MATERIAL INFORMATION

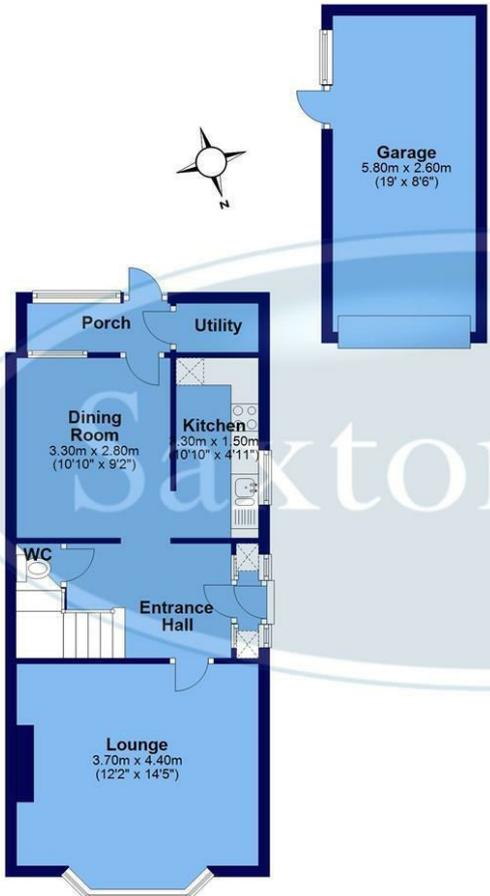
Tenure: Leasehold.
 Lease Length: 800 years from 8th June 1960.
 Ground Rent: £10 P/A.
 Council Tax Band: C.

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. 45.5 sq. metres (489.6 sq. feet)
Plus garages, approx. 15.1 sq. metres (162.4 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.0 sq. feet)



Main area: Approx. 86.7 sq. metres (933.6 sq. feet)
Plus garages, approx. 15.1 sq. metres (162.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 52 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |