



## Stannington Road, Stannington, S6

Asking Price £240,000

- FANTASTIC TWO BEDROOM SEMI DETACHED PROPERTY
- EXCELLENT FITTED KITCHEN WITH GRANITE WORKTOPS AND NEFF APPLIANCES
- OFF ROAD PARKING FOR TWO VEHICLES
- TASTEFULLY PRESENTED THROUGHOUT
- PATIO DOORS OPENING OUT TO THE EXTENSIVE REAR GARDEN
- FREEHOLD - COUNCIL TAX BAND B - £1,681.01
- OPEN PLAN GROUND FLOOR LIVING
- LARGE PRIMARY AND GOOD SIZED DOUBLE BEDROOMS



# Stannington Road, Stannington, S6

**\*\* SUPERB TWO BEDROOM SEMI DETACHED PROPERTY \*\* LARGE REAR GARDEN \*\*** A viewing is essential to appreciate this lovely buy, as this one definitely won't be around for long. An ideal ready made starter or down sizers home, with ample garden space to the rear to apply to extend over time. Located in Stannington Village, within easy walking distance to the varied local amenities including shops, schools, countryside walks and pub restaurants. This charming property briefly comprises of; Entrance lobby; Lounge, with open arch to; Kitchen dining room; Stairs to first floor; Elegantly presented primary bedroom; Double bedroom two; Family bathroom; Off road parking for two vehicles; Larger than average rear garden;



Council Tax Band: B



## **ENTRANCE**

A half obscure glazed uPVC front door provides access to the lobby area with; Wood effect laminate flooring; Central heating radiator; Stairs rising to the first floor; Solid door to the lounge;

## **LOUNGE**

An attractive sitting room with; Wood effect laminate flooring; uPVC double glazed bay window to the front elevation; Modern wall mounted pebble effect fire; Ceiling light; Central heating radiator; Open arch to kitchen dining room;

## **KITCHEN DINING ROOM**

### **DINING AREA**

Having; Wood effect laminate flooring; Chimney breast recess with fitted cupboard storage, housing the wall mounted boiler; Ceiling light; uPVC double glazed patio doors to the rear garden;

### **KITCHEN AREA**

A beautifully fitted kitchen comprising of; A good range of light gloss wall, base and drawer units; Under unit lighting; Granite worktops and returns; One and a half sink and drainer with hose mixer tap; Set beneath an uPVC double glazed window, looking out to the rear garden views; Integrated dishwasher, fridge freezer, oven, microwave oven, four ring induction hob and extractor hood; Space and plumbing for a washing machine; Vertical radiator;

## **STAIRS RISING TO FIRST FLOOR**

### **BEDROOM ONE**

A large, tastefully presented primary bedroom with; Wood effect laminate flooring; An uPVC double glazed bay window to the front elevation; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

Double bedroom two has; Built in wardrobe and cupboard storage; An uPVC double glazed window to the rear elevation views; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

Consisting of; Bath with wall mounted electric shower and side screen door; Pedestal wash basin and wc; Fully tiled walls and flooring; Vertical heated towel rail; Obscure double glazed uPVC window to the rear elevation; Ceiling light point;

### **LANDING AND STAIRS**

Having; Carpet flooring; Wooden handrail; Ceiling light; Solid doors to bedrooms one and two and the family bathroom;

### **DRIVE**

A lovely bound resin drive covers the front of the property and offers off road parking for up to two vehicles. The area has fence and wall boundaries, with a fence and access gate to the rear of the property.

### **REAR GARDEN**

A perfect entertaining space with various levels of decking, lawn and patio. With hedge and fence borders, outdoor lighting, power and water supply.

### **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon



viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

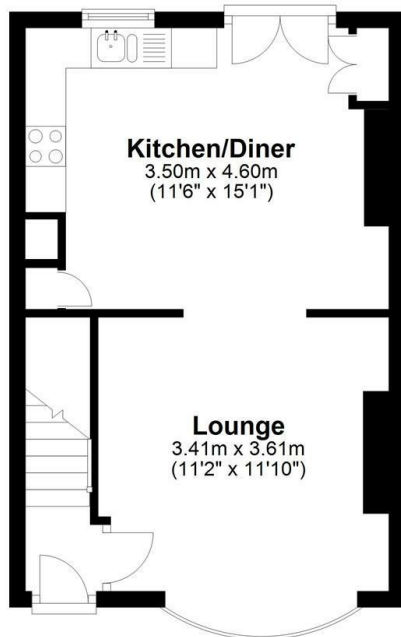






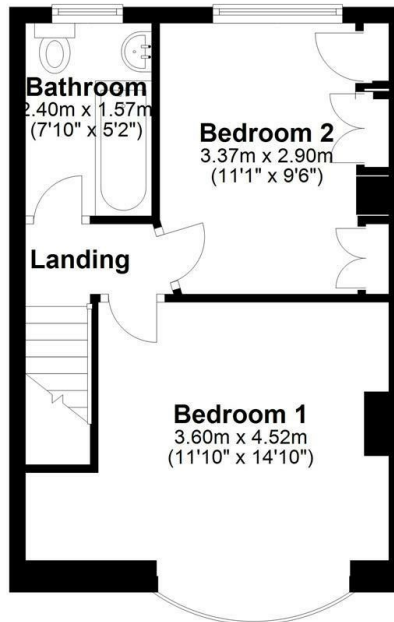
### Ground Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



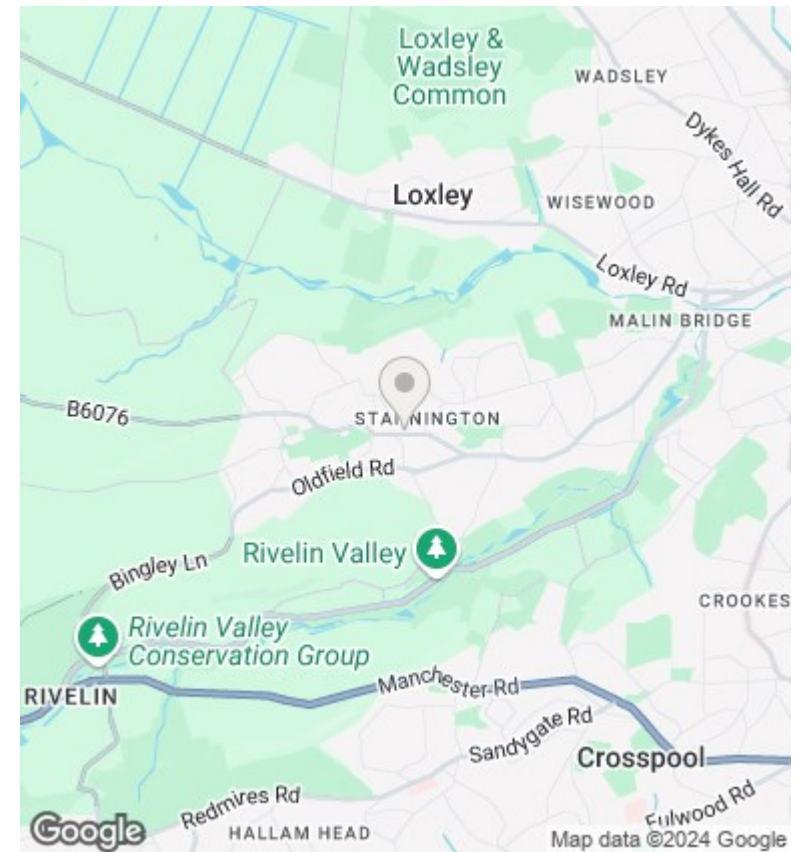
### First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 63.9 sq. metres (688.3 sq. feet)

3 Bedroom Semi Detached House  
Plan produced using PlanUp.



### Directions

### Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

### Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	