



18 Roscoe Drive, Stannington, Sheffield, South Yorkshire, S6 5PJ

£750 PCM

- POPULAR S6 AREA
- LARGE LOUNGE DINING ROOM
- uPVC DOUBLE GLAZING THROUGHOUT
- CLOSE TO GOOD LOCAL AMENITIES AND SCHOOLS
- COUNCIL TAX BAND A
- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS WITH STORAGE
- GAS CENTRAL HEATED
- £750 PCM - £865 DEPOSIT

18 Roscoe Drive, Sheffield S6 5PJ

****POPULAR S6 LOCATION**** This two bedroom maisonette is located in an elevated position in the Stannington area of Sheffield. With spacious rooms throughout and benefiting from an of road parking space. The property is ideal for individuals, couples or small families. Laying with the catchment for good local schools and close to transport links into Hillsborough, the City Centre and beyond. The property briefly comprises of; Entrance hallway; Lounge dining room; Kitchen; Stairs to the second floor; Two double bedrooms, both with storage; Family bathroom; Allocated parking space;



2



1



1



D

Council Tax Band: A



ENTRANCE

Two flights of stairs lead to the apartments private entrance door; Accessed via a uPVC part glazed door, with obscure glazed side windows providing light to the hallway; Having; Laminate flooring; Central heating radiator; Ceiling light point; Stairs rising to the first floor; Solid door in to the lounge dining room;

LOUNGE DINING ROOM

19'9" x 14'9"

This spacious reception room has; A large uPVC double glazed window to the rear elevation; Two central heating radiators; Two ceiling light points; Laminate flooring; Solid doors to two storage cupboards; Internal door to the kitchen;

KITCHEN

This newly fitted kitchen comprises of; A range of cream coloured wall, base and drawer units, with black roll top work surfaces; Stainless steel sink and drainer, with mixer tap; Integrated oven and hob with extractor hood above; Slate tiled walls; Wall mounted boiler; Ceiling light point; Laminate flooring; uPVC double glazed window to the front elevation;

BEDROOM ONE

14'9" x 12'2"

This good sized primary bedroom has; Large uPVC double glazed window to the front elevation, providing good natural light to the room; Door to the storage cupboard, with hanging space; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM TWO

11'11" x 11'10"

A further good sized double bedroom with; uPVC double glazed window to the rear elevation, offering elevated views across Stannington; Door leading to large storage cupboard; Carpet flooring; Central heating radiator; Ceiling light point;

FAMILY BATHROOM

Consisting of; Bath with wall mounted shower; WC; Wash basin; Vinyl flooring; Ceiling light point; Central heating radiator; Marble effect dry wall panelling; Wall mounted mirror; Extractor fan; Door to storage cupboard, which houses the water tank;

FIRST FLOOR LANDING AND STAIRS

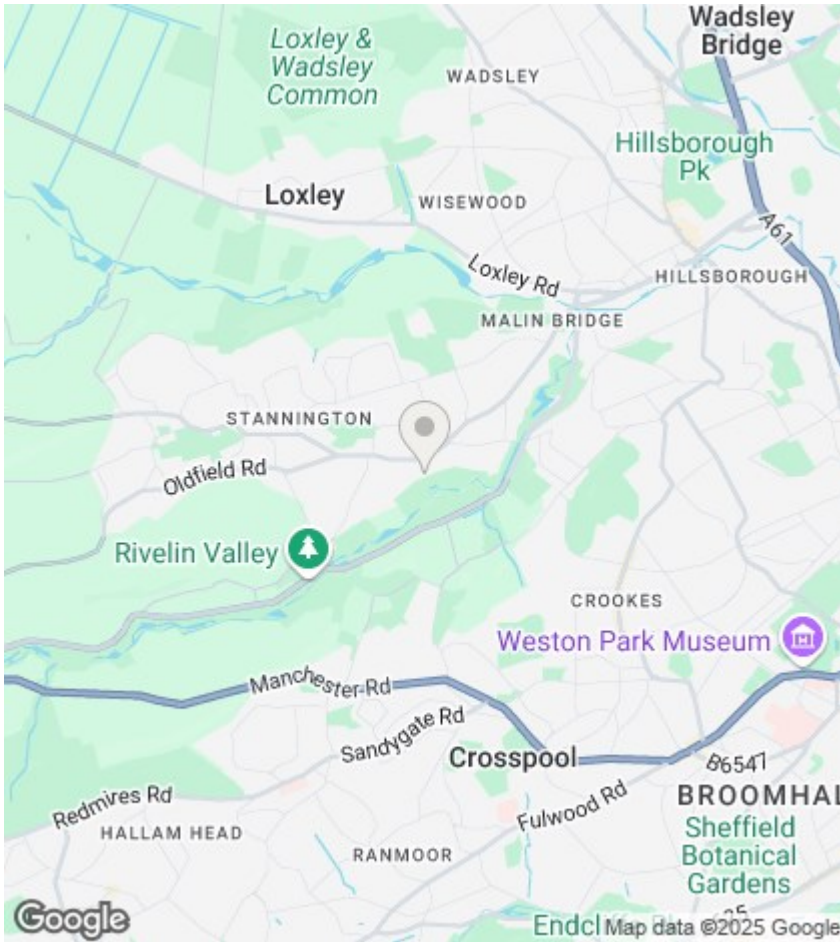
Having; Carpet flooring; Wooden balustrade; Ceiling light point; Solid doors to the two bedrooms, the family bathroom and a storage cupboard;

OUTSIDE

Having; Paved path leading to the apartment block; Two flights of stairs lead up to the properties entrance; Access into the property is gained from the balcony area; Communal gardens to the front; Allocated parking with space for one vehicle;







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	