Saxton Mee







Wood Lane Stannington Sheffield S6 5LR
Offers Around £200,000

St Luke's
Sheffield's Hospice

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** CHAIN FREE ** SINGLE GARAGE & PARKING SPACE TO REAR ** BEAUTIFULLY PRESENTED **An exciting opportunity has arisen to purchase this superb two double bedroom first floor apartment that has recently been renovated which has helped create a fabulous modern home, that is located within the sought after suburb of Stannington.

Offered to the open market with no onward chain the property benefits from a single garage, communal gardens, and has been recently renovated including a newly installed contemporary bathroom, new flooring, and newly decorated.

Accessed via a private front door on the ground floor, stairs lead to the first floor where you will find an entrance hall, a master bedroom with wood flooring and fitted wardrobes, a second double bedroom, a south facing lounge, a bathroom that features a shower over a bath, and a kitchen diner that has a range of fitted cupboards, space for a dining table, and a useful boiler cupboard/pantry.

- RECENTLY RENOVATED PROPERTY
- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- PRIVATE SECURE ENTRANCE
- SINGLE GARAGE & PARKING TO REAR
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN DINER
- CONTEMPORARY BATHROOM
- GAS CENTRAL HEATING
- NO ONWARD CHAIN














OUTSIDE
There are well manicured communal gardens to the front, and residents parking to the rear with the property benefitting from a single garage and parking space.

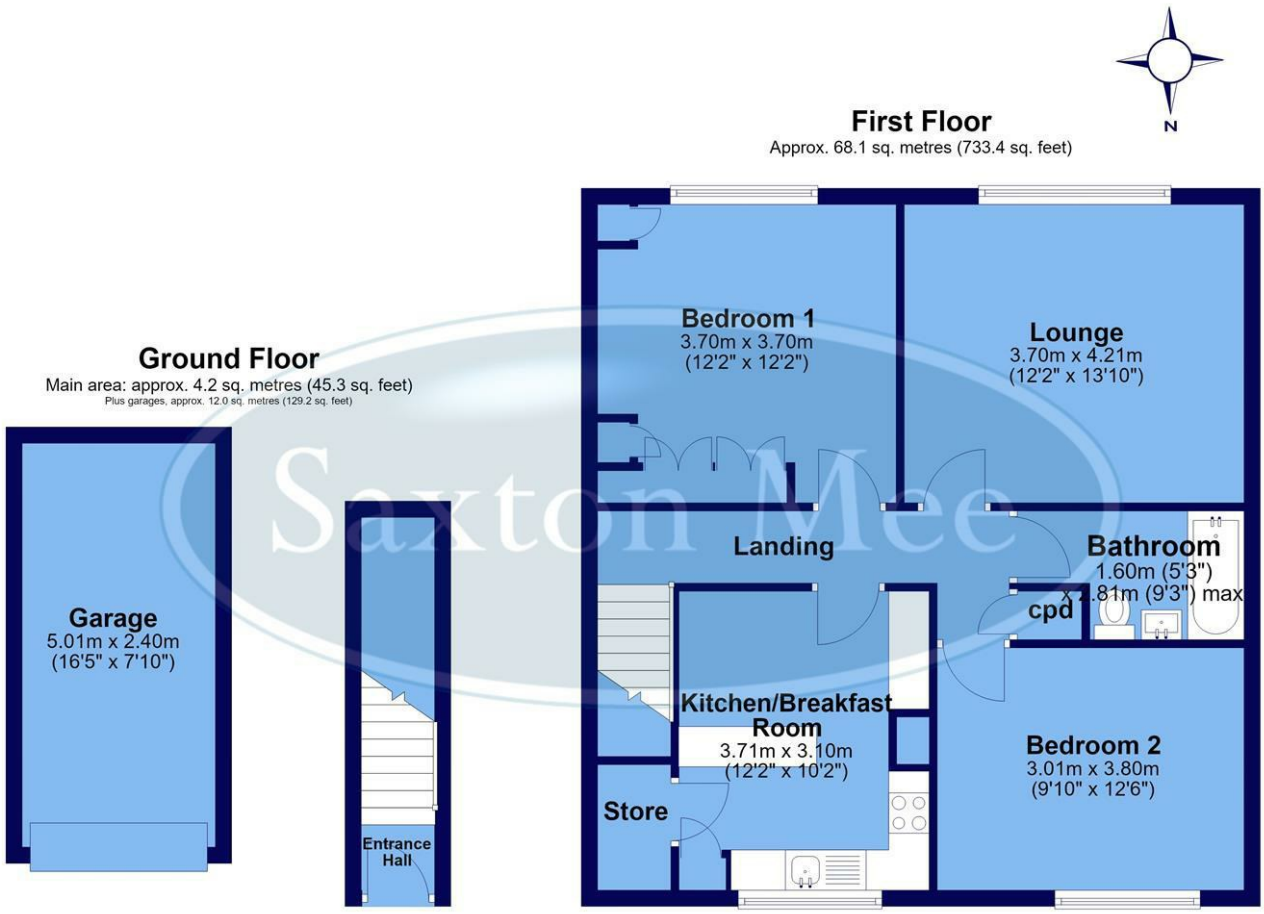
LOCATION
The property is ideally located for excellent amenities in Stannington village including Co-op superstore, well regarded fish and chip shop, independent local hardware store, bakery, hairdressers, chemist and much more. Regular public transport links to the city and beyond. Beautiful country walks are located just a stones throw away in the Rivelin and Loxley Valleys, as well as vast open countryside in turn towards Bradfield.

MATERIAL INFORMATION
The property is sold with a share of the freehold. There is a service charge of £30 per month. The council tax is band A.

VALUER
Chris Spooner 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.

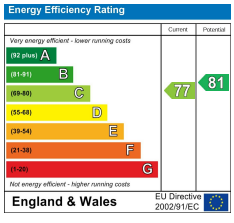
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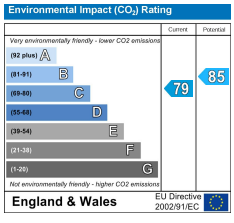


Main area: Approx. 72.3 sq. metres (778.7 sq. feet)
Plus garages, approx. 12.0 sq. metres (129.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk





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