Saxton Mee







Leawood Place Stannington Sheffield S6 6FR
Offers In The Region Of £275,000

St Luke's
Sheffield's Hospice

Leawood Place

Sheffield S6 6FR

Offers In The Region Of £275,000



** VIEWING ADVISED ** Saxton Mee are delighted to offer for sale this three-bedroom detached home, pleasantly situated on a sought-after residential development in the popular Stannington Village. Offering generous and versatile accommodation, the property also benefits from a detached garage with separate utility area, uPVC double glazing and gas central heating.

The accommodation briefly comprises: a front entrance door opening into a useful porch, with access to a downstairs WC. The well-proportioned lounge enjoys an abundance of natural light courtesy of a large front-facing window, while an attractive gas fire with decorative surround provides an appealing focal point. Double doors lead through to the spacious kitchen diner, fitted with a range of units, together with space for an electric cooker and extractor above. There is also housing and plumbing for a washing machine and dishwasher, alongside ample space for a family dining table and chairs. Sliding doors open into the conservatory, providing additional living space.

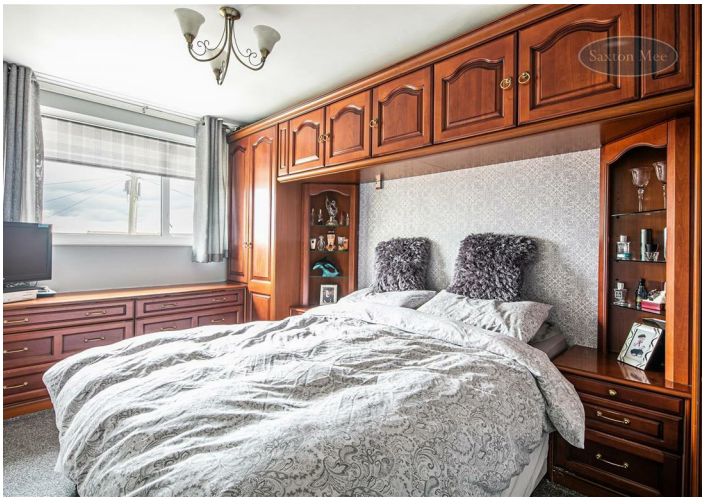
To the first floor is the principal bedroom, benefiting from fitted wardrobes, a further double bedroom and a good sized single third bedroom. The family bathroom is fitted with a white suite comprising a bath with overhead shower, WC and wash basin. The landing also provides access to an airing cupboard and a partially boarded loft, offering useful additional storage.

Offering excellent potential as a long-term family home in a highly regarded residential location, an internal viewing is recommended to fully appreciate the space and accommodation on offer.



- THREE-BEDROOM DETACHED FAMILY HOME
- SOUGHT-AFTER STANNINGTON VILLAGE LOCATION
- SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION
- GENEROUS KITCHEN DINER
- BRIGHT AND SPACIOUS LOUNGE
- CONSERVATORY OVERLOOKING THE GARDEN
- PRINCIPAL BEDROOM WITH FITTED WARDROBES
- FAMILY BATHROOM AND DOWNSTAIRS WC
- DETACHED GARAGE WITH SEPARATE UTILITY AREA
- VIEWING HIGHLY RECOMMENDED










OUTSIDE
To the front is a driveway for off road parking. A front pebbled garden. To the rear is a garden which includes a decked area and lawn garden. Separate detached garage.

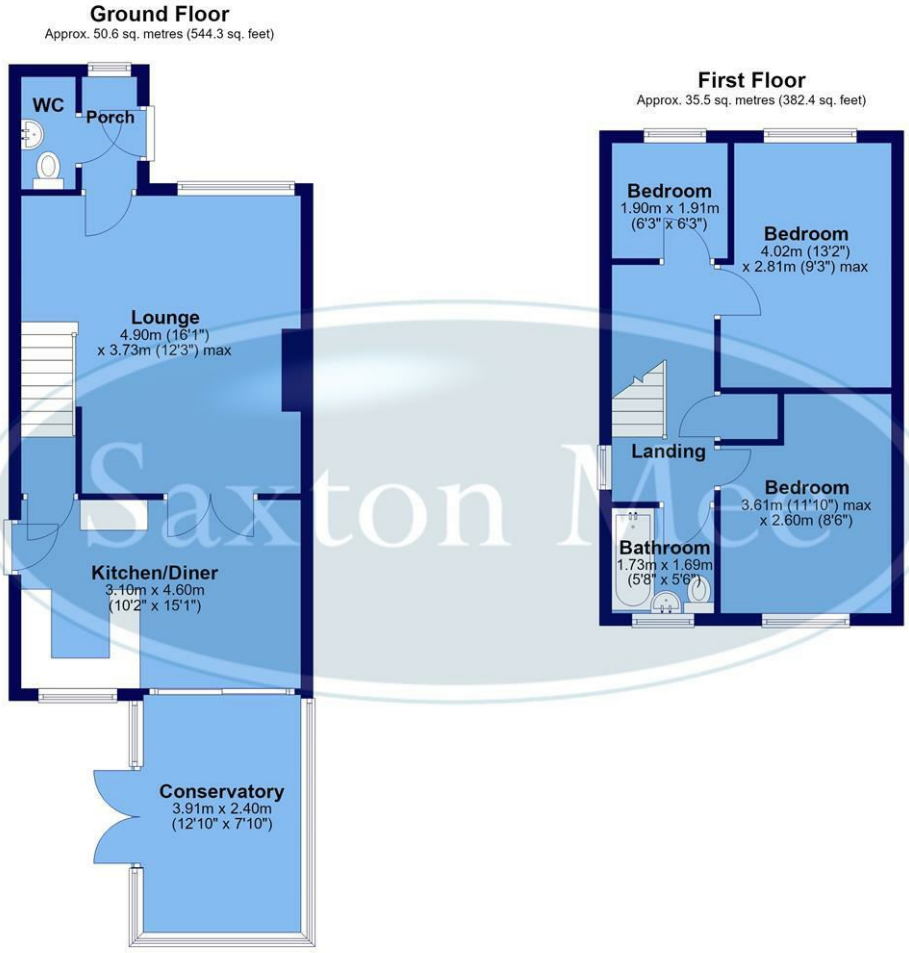
LOCATION
Situated in this extremely popular location within a good catchment for schools. There are excellent amenities in the village of Stannington which include two supermarkets, greengrocer, hairdresser etc. Local park . Excellent walks in the Loxley Valley within a five minute walk. Regular public transport. Easy access to Sheffield city centre, all hospitals and universities.

MATERIAL INFORMATION
Tenure: Leasehold (253 years remaining).
Council Tax Band: C.

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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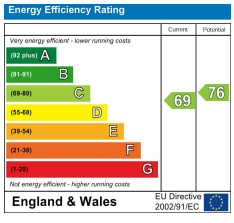


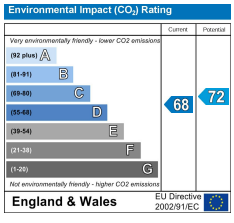
Total area: approx. 86.1 sq. metres (926.7 sq. feet)

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

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