



Riber Close, Stannington, S6

Offers Around £270,000

- THREE BEDROOM DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- DRIVE PROVIDING OFF ROAD PARKING
- FRONT AND REAR GARDENS
- DOUBLE GLAZED AND GAS CENTRAL HEATED
- LEASEHOLD - 256 YEARS REMAINING
- COUNCIL TAX BAND C - £1,921.16 pa

Riber Close, Stannington, S6

**** QUIET CUL DE SAC LOCATION - THREE BEDROOM FAMILY HOME **** Located in this popular area of Stannington with good schools, transport links and local amenities all on hand. This detached three bedroom property briefly comprises of; Entrance porch; Hallway; Lounge; Dining area; Kitchen; Conservatory; Stairs to first floor; Bedroom one with en suite; Two further bedrooms; Family bathroom; Drive providing off road parking; Front and rear gardens;



Council Tax Band: C



PORCH AND HALLWAY

Accessed via a composite entrance door and having; Leaded hardwood double glazed window to the side elevation; Laminate flooring; Open access through to hallway; Coving; Two ceiling light points; Central heating radiator; Stairs rising to the first floor; Solid door to the lounge;

LOUNGE

This good size lounge has; Hardwood double glazed window to the front elevation; Feature fireplace; Laminate flooring; Coving; Wall and ceiling light points; Central heating radiator; Opening through to the dining room;

DINING ROOM

With; Laminate flooring; Ceiling light point; Central heating radiator; Dado rails; Coving; Hardwood leaded double glazed patio door and side window to the conservatory; Solid door into the kitchen;

KITCHEN

Comprising of; Cream wall, base and drawer units with grey work tops and up stands; Integrated double oven, one with a combination microwave ; Four ring ceramic hob with extractor hood above; Single sink and drainer with mixer tap; Black tiled splash backs; Ceiling light point; Hardwood double glazed window into the conservatory; Space and plumbing for a washing machine and an upright fridge/ freezer; Solid door to the deep under stairs storage area; Part obscure glazed composite door to the side elevation;

CONSERVATORY

Having; Hardwood double glazed windows to three aspects; Hardwood flooring; Ceiling light point with fan; Central heating radiator; Patio double doors to the rear garden; Glazed entrance door to the side elevation;

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE

Bedroom one has; Fitted wardrobe and drawer storage; Hardwood double glazed window to the front elevation; Central heating radiator; Coving; Ceiling light point set into a ceiling rose; Laminate flooring; Open plan into the en suite;

EN SUITE

With; Pedestal wash basin; Shower enclosure with electric wall mounted shower; Coving; Ceiling light point;

BEDROOM TWO

A further double bedroom with; Hardwood double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Having; Hardwood double glazed window to the front elevation; Coving; Carpet flooring; Ceiling light point Central heating radiator;

FAMILY BATHROOM

The family bathroom has; Bath with wall mounted electric shower;

Pedestal wash basin; WC with push button flush; Hardwood double glazed obscure window to the rear elevation; Fully tiled walls and flooring; Ceiling light point; Central heating radiator;

FIRST FLOOR LANDING AND STAIRS

With; Wooden flooring; Leaded hardwood double glazed window to the side elevation; Loft hatch access; Solid doors to storage area, the three bedrooms and the family bathroom;

SIDE DRIVEWAY

Providing off road parking; Access to rear garden and storage;

FRONT GARDEN

Raised front garden with; Mature shrubs and planting; Purple slate bed;

REAR GARDEN

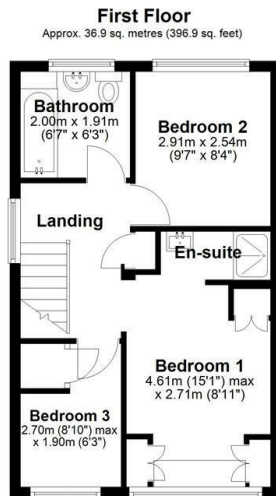
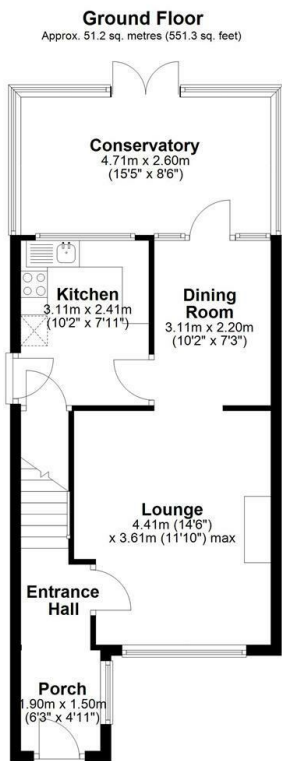
The rear garden has; Paved entertaining area; Large pebble bed; Fence borders to three sides; Woodland views;

ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.

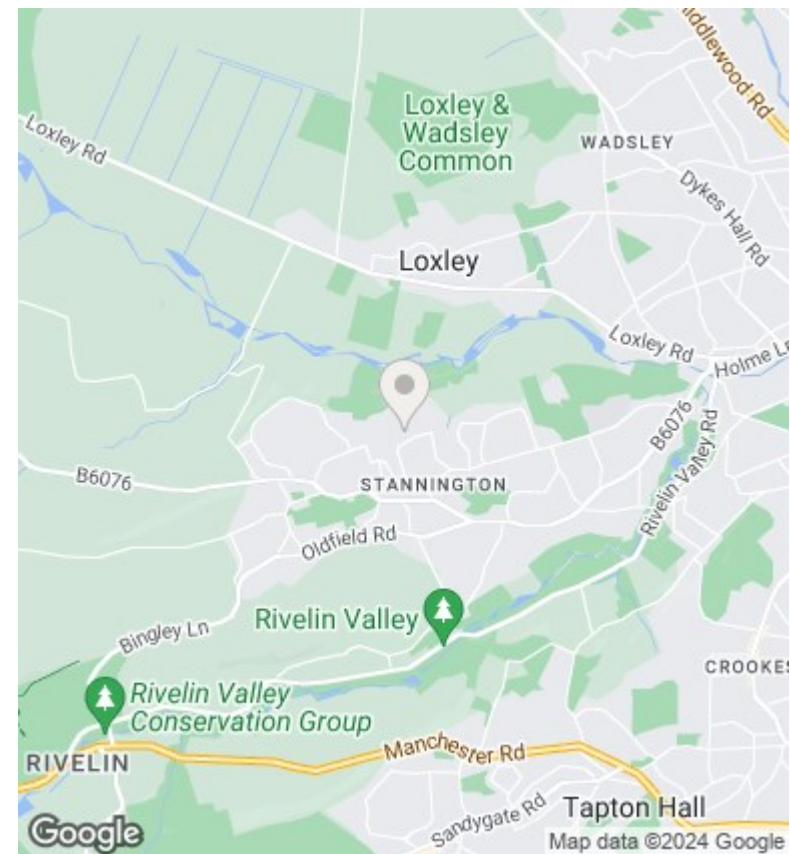






Total area: approx. 88.1 sq. metres (948.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	