



## Stannington Glen, Stannington, S6

Offers Over £350,000

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- PRIVATE REAR GARDEN IDEAL FOR ENTERTAINING
- QUIET CUL DE SAC POSITION WITHIN STANNINGTON VILLAGE
- THREE GOOD SIZED BEDROOMS
- LEASEHOLD WITH 265 YEARS REMAINING
- OPEN PLAN KITCHEN DINING ROOM
- FREESTANDING GARAGE AND SIDE DRIVE PROVIDING OFF ROAD PARKING
- COUNCIL TAX BAND D - £2,204.05

# Stannington Glen, Stannington, S6

**\*\*QUIET CUL DE SAC LOCATION - LOVELY THREE BEDROOM DETACHED FAMILY HOME\*\*** This beautifully presented home offers space and comfort to the successful buyer. Renovated by the current owners to include an ideal open plan Kitchen dining room with doors out to the rear garden. The property also benefits from a new boiler fitted within the last year. Situated close to the many varied amenities of Stannington village and offering lovely walks all on hand. This fantastic property briefly comprises of; Entrance hallway; Lounge with feature fireplace; Open plan kitchen dining room; Downstairs wc; Primary bedroom one with en suite shower room; Two further bedrooms, both with built in storage; Family bathroom; Detached garage with drive providing off road parking; Front and rear gardens;



Council Tax Band: D



## **ENTRANCE HALL**

From the arched open porch to the front of the property, access is gained via a decorative glazed composite entrance door. Opening to the generous hallway with; Laminate flooring; Papered feature wall; Ceiling light; Central heating radiator; Stairs rising to the first floor; Solid doors to the lounge, dining kitchen and downstairs wc;

## **LOUNGE**

Spacious in design this lovely family living room has; uPVC double glazed window to the front elevation; Feature fireplace; Carpet flooring; Ceiling and wall light points; Central heating radiator; Covings;

## **OPEN PLAN DINING KITCHEN**

Opened up by the current owners this great space has; A large range of Dove grey wall, base and drawer units, with gold handles; Marble effect worktops and returns; Under unit lighting; Integrated dishwasher, double oven, microwave and fridge freezer; Four ring gas hob with backsplash and extractor fan; One and a half sink and drainer with gold mixer tap, set beneath a uPVC double glazed window to the rear elevation; Solid door to the under stairs storage area; Dining area with; Modern vertical radiator; Space for a large table and chairs; A further banked wall of kitchen storage units; Recessed ceiling spotlights; Laminate flooring; Patio doors to the rear elevation; Half obscure glazed composite entrance door, to the side elevation;

## **DOWNSTAIRS WC**

Located off the entrance hall and having; WC; Wash basin set into a slimline vanity storage unit; Laminate flooring; Obscure double glazed uPVC window to the side elevation; Central heating radiator; Ceiling light;

## **STAIRS RISING TO THE FIRST FLOOR**

## **BEDROOM ONE**

The primary bedroom comprises of; Two areas of fitted wardrobe storage; Two bedside drawer units; Laminate flooring; Central heating radiator; Ceiling light point;

Covings; uPVC double glazed window to the front elevation; Solid door to the en suite shower room;

## **EN SUITE**

Comprising of; Corner shower enclosure, with wall mounted electric shower and screen doors; Corner wash basin; WC; Tiled flooring; Central heating radiator; Ceiling light point; Extractor fan; Fully tiled walls;

## **BEDROOM TWO**

Rear facing bedroom two has; uPVC double glazed window; Carpet flooring; Ceiling light point; Central heating radiator; Built in wardrobe storage; Papered feature wall;

## **BEDROOM THREE**

This good sized single bedroom has; uPVC double glazed window to the front elevation; Laminate flooring; Built in wardrobe storage; Papered feature wall; Central heating radiator; Ceiling light point;

## **FAMILY BATHROOM**

Fitted with; A panelled bath and wall mounted shower; Pedestal wash basin; WC; Central heating radiator; Ceiling light point; Vinyl tiled flooring; Predominantly tiled walls; Solid door to storage area, housing the wall mounted boiler;

## **LANDING AND STAIRS**

Having; Carpet flooring; uPVC double glazed window to the side elevation; Central heating radiator; Ceiling light point; Loft hatch access; Solid doors to the three bedrooms and family bathroom;

## **GARAGE AND DRIVE**

A side drive leads down to the freestanding garage, with; Electric door; Space and plumbing for appliances; Power and lighting; Side entrance door and window to the garden elevation;

## **FRONT GARDEN**

Laid to lawn;

## **REAR GARDEN**

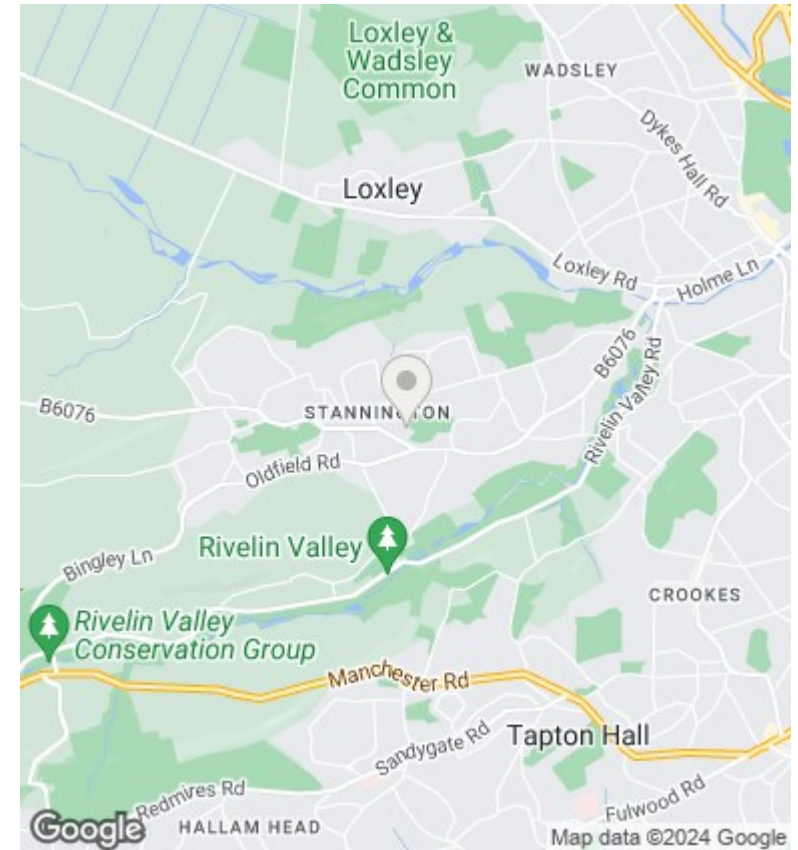
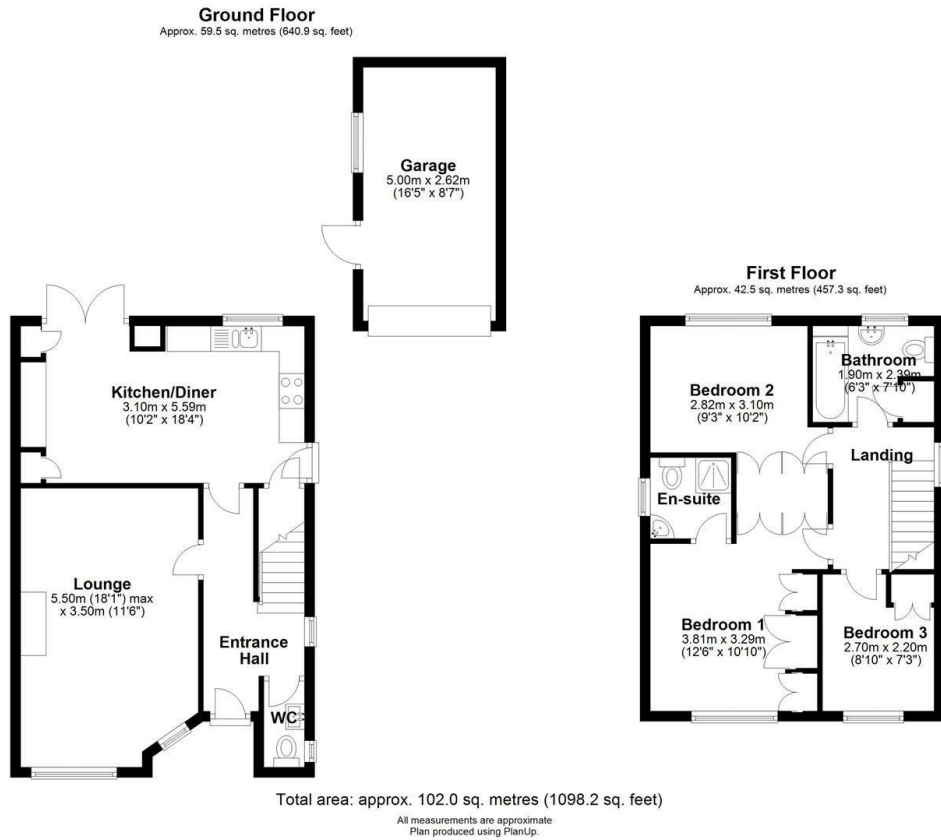
Comprising of; Decked steps leading down from the patio doors; Paved seating area; Lawn; Access to garage; Fenced and gated to the lower level; Composite decked entertaining area; Fence and wall borders to all sides;

## **ADDITIONAL DETAILS**

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.







## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	