



Deer Park Place, Stannington, S6

Asking Price £199,950

- FREEHOLD
- FANTASTIC THREE BEDROOM MID TERRACED PROPERTY
- MODERN OPEN PLAN LIVING AREA
- THREE GOOD SIZED BEDROOMS
- POPULAR AREA
- MODERN DECOR THROUGHOUT
- CLOSE TO EXCELLENT AMENITIES
- VIEWING ESSENTIAL
- COUNCIL TAX BAND A - £1,440.86

Deer Park Place, Stannington, S6

**** FREEHOLD - LOVELY THREE BEDROOM FAMILY HOME **** This beautifully presented home offers space and comfort to the successful buyer. Located in this popular area of Stannington with good schools, transport links and local amenities all on hand. This mid terrace three bedroom is an ideal choice for the first time buyers out there. The property briefly comprises of; Entrance porch; Hallway; Modern open plan living area with breakfast kitchen, diner and lounge; Downstairs wc; Stairs to the first floor; Two double bedrooms with built in wardrobe storage; Bedroom three; Family shower room; Rear garden;



Council Tax Band: A



ENTRANCE PORCH

This bright useful space is accessed via a part obscure glazed entrance door, with; uPVC double glazed obscure windows to the front elevation; Built in storage cupboard with space and plumbing for a washer dryer; Tiled flooring; uPVC double glazed window to the downstairs wc; Glazed door into the hallway;

HALLWAY

With; Wood effect flooring; Ceiling light point; Central heating radiator; Stairs to the first floor; Solid doors to the under stairs storage cupboard with lighting, the downstairs wc and the open plan living area;

OPEN PLAN BREAKFAST KITCHEN, DINER AND LOUNGE

LOUNGE

This beautiful space comprises of; Feature media wall unit with wall mounted TV fixings, lighting and a modern electric fire; Built in cupboard storage; Bi fold doors into the garden providing lots of natural light, perfect for those warm summer days; Fitted with built in blinds; Wood effect flooring; Ceiling light point; Central heating radiator;

BREAKFAST KITCHEN

The modern kitchen has; Cashmere wall, base and drawer units with black work surfaces; 1 1/2 sinks and drainer with a Scott and James instant hot water tap; Integrated oven, fridge freezer, dishwasher and hob with filter extractor fan above; Brickwork style tiled splash backs; uPVC double glazed window to the front elevation; Ceiling light point; Breakfast bar with seating and ceiling light point above; Wood effect flooring;

DINING AREA

Having; uPVC double glazed full length window to the rear elevation; Fitted with built in blinds; Space for a dining table and chairs; Wood effect flooring; Ceiling light point; Central heating radiator;

DOWNSTAIRS WC

Comprising of; Wc with push button flush and wash basin set into a vanity storage unit; uPVC double glazed obscure window to the entrance porch; Half tiled walls; Ceiling light point; Central heating radiator;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This great size bedroom one has; Built in wardrobe storage; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

Another double bedroom with; Built in wardrobe and cupboard storage areas; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

With; Built in cupboard storage, also housing the boiler; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY SHOWER ROOM

Contemporary shower room with; Wc and wash basin set into vanity storage unit with marble effect worktops; Shower enclosure with wall mounted overhead shower, hand held shower attachments and side screen panel; Built in storage cupboard; Tiled flooring; Tiled and panelled dry walling; uPVC double glazed obscure window to the front elevation; Vertical heated towel rail; Recessed ceiling spot lights; Wall mounted mirror with lighting; Extractor fan;

FIRST FLOOR LANDING AND STAIRS

Having; Carpet flooring; Loft hatch access; Ceiling light point; Wooden handrail with glass stair balustrade; Solid doors to the three bedrooms and the family shower room

OUTSIDE

This private rear garden has; Paved entertaining area with a raised decked area to the side; A few steps down to the lawn area with a path down the centre and pebble beds to either side; Hedge and fence borders;

To the front of the property there is a fenced bin storage area;

ADDITIONAL INFORMATION

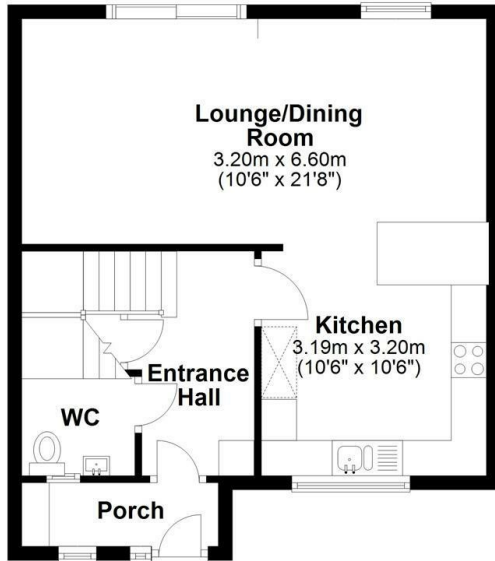
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any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





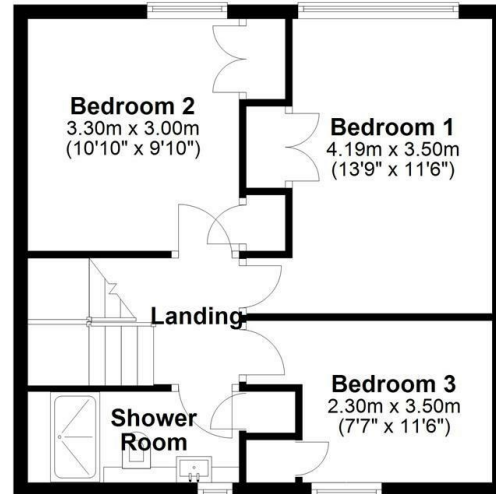
Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



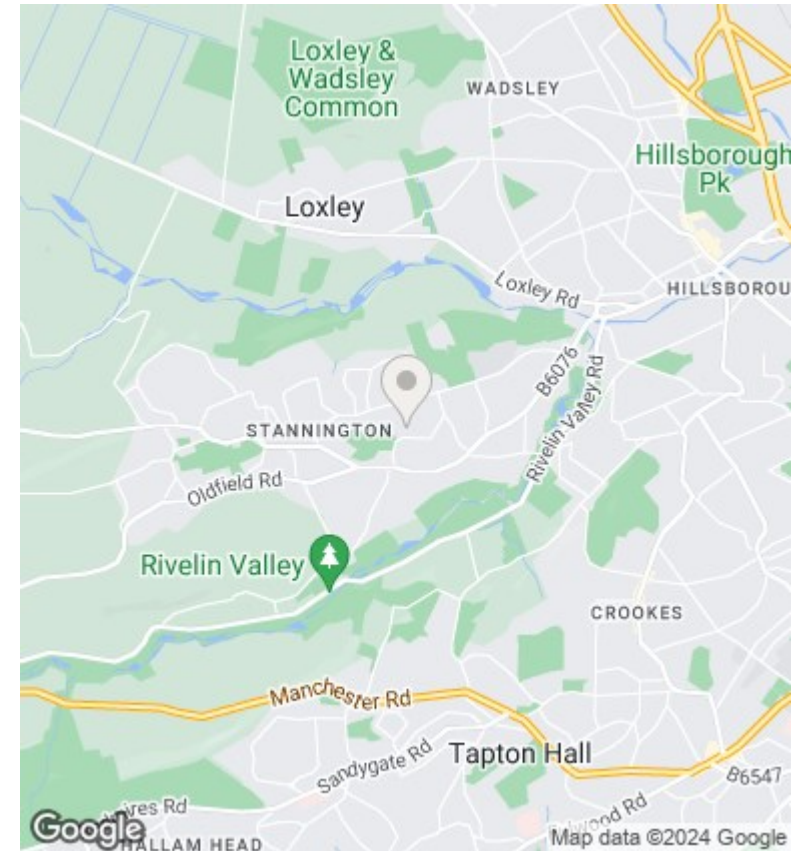
First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Total area: approx. 89.2 sq. metres (959.8 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

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	
(69-80) C		
(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	