



Laxey Road, Stannington, S6

Asking Price £150,000

- NO CHAIN
- RESIDENT PARKING
- CLOSE TO EXCELLENT LOCAL AMENITIES
- FIRST FLOOR APARTMENT
- TWO GENEROUSLY SIZED DOUBLE BEDROOMS
- MONTHLY SERVICE CHARGE OF £110
- STUNNING ELEVATED VIEWS
- WELL LOOKED AFTER COMMUNAL GROUNDS
- COUNCIL TAX BAND A - £1,589.38

20 Laxey Road, Sheffield S6 5PF

NO CHAIN – STUNNING ELEVATED VIEWS

This beautifully presented two bedroom first floor apartment is situated in a quiet cul de sac within the highly sought after area of Stannington and offers a range of outstanding features, including brand new carpets and flooring throughout, along with gorgeous elevated views over peaceful rural countryside. The property briefly comprises a communal entrance, private entrance hallway, spacious lounge, kitchen dining room, two double bedrooms and a family bathroom. Externally, there are well maintained communal grounds, predominantly laid to lawn, providing a pleasant space to relax or hang washing. Resident parking is also available. Ideally located in this popular Stannington setting, the property benefits from local amenities nearby, easy access to scenic countryside walks, and convenient transport links into the city centre.



Council Tax Band: A



COMMUNAL ENTRANCE

Accessed via a secure communal entrance door, the building benefits from a wall mounted telephone intercom system, allowing controlled entry to each individual apartment. A staircase leads to the upper floors, where the property is situated.

ENTRANCE HALLWAY

The apartment opens into a welcoming entrance hallway, providing access to all principal rooms. The hallway benefits from a ceiling light point, central heating radiator and carpeted flooring, with solid doors leading to the lounge, kitchen dining room, two bedrooms and the family bathroom.

LOUNGE

This spacious lounge benefits from a large rear-facing uPVC double glazed window, offering gorgeous countryside views and allowing plenty of natural light to flow throughout the room, with carpet flooring underfoot. Further benefits include a central heating radiator and ceiling light point.

KITCHEN DINING ROOM

The kitchen is fitted with a range of wood-effect wall, base and drawer units complemented by black roll-top work surfaces. There is a one-and-a-half bowl sink with drainer and mixer tap, with a large uPVC double glazed window to the side elevation enjoying stunning views. Integrated appliances include an oven, four-ring gas hob and ceiling extractor fan. Further features include space and plumbing for an under-counter washer/dryer and an upright fridge freezer, along with room for a dining table and chairs. The area benefits from vinyl flooring throughout, a ceiling light point and a central heating radiator.

BEDROOM ONE

The primary bedroom is spacious and enjoys rear-facing elevated views, making it the perfect space to relax. The room benefits from a rear-facing uPVC double glazed window, along with carpet flooring, a central heating radiator and a ceiling light point.

BEDROOM TWO

A further generously sized bedroom with a front-facing uPVC double glazed window, providing plenty of natural light. The room benefits from carpet flooring, a central heating radiator and a ceiling light point.

FAMILY BATHROOM

The bathroom is fitted with a WC, wash basin and bath with wall-mounted shower and shower attachment, complemented by a glass screen. The WC, shower and basin taps have been newly installed. There is an obscure glazed window to the side elevation. The room is part tiled and finished with vinyl flooring, and further benefits from a ceiling light point and central heating radiator.

OUTSIDE

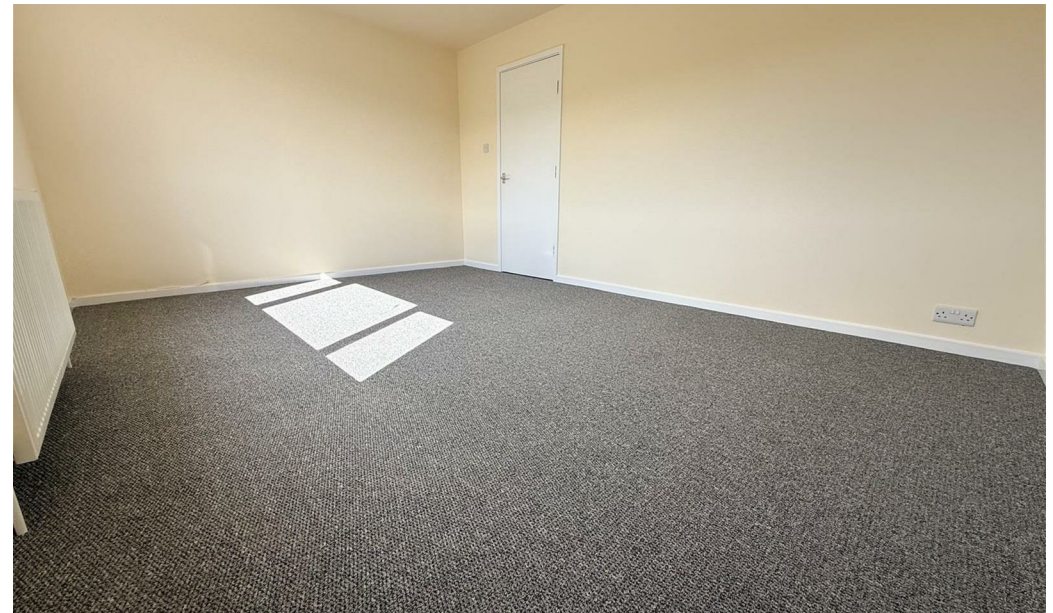
The apartments benefit from resident parking within a communal car park, with steps leading down to the communal entrance door. This area is paved and includes a seating bench. Leading on from the entrance is a communal space for drying washing outdoors. Beyond this, the remaining grounds are predominantly laid to lawn and enjoy stunning open views.

DISCLAIMER

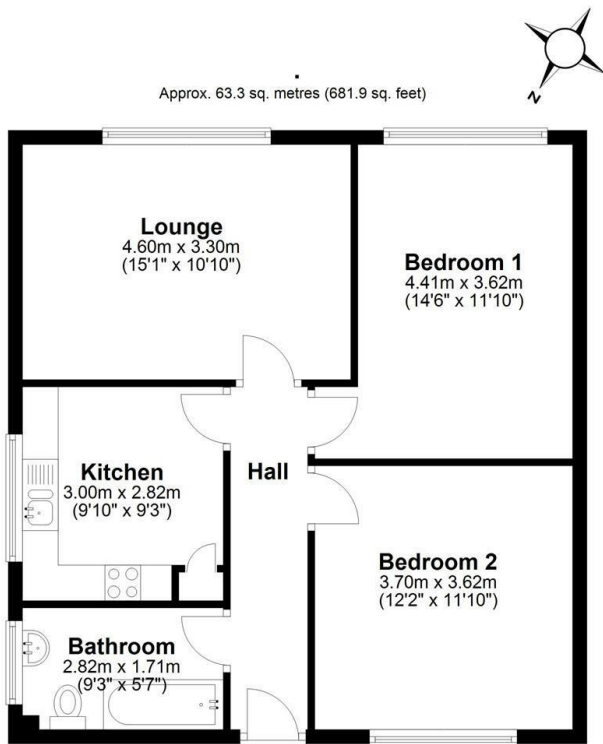
1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the

Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

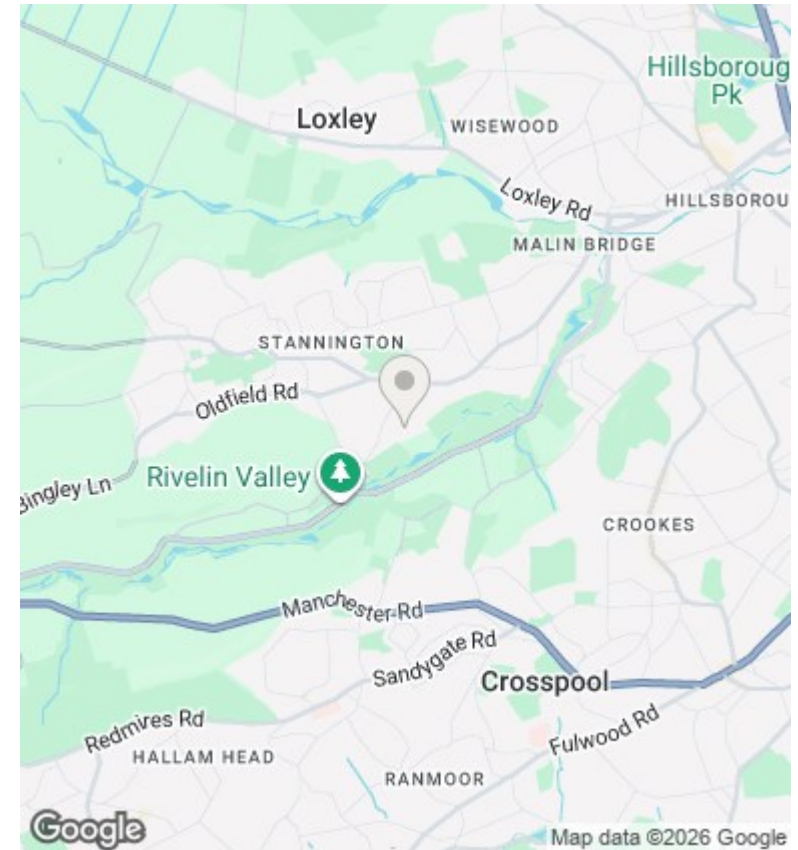






Total area: approx. 63.3 sq. metres (681.9 sq. feet)

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		
(69-80) C	79	79
(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	