

# Saxton Mee

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**Pond Close Stannington Sheffield S6 6EH**  
**Offers Around £130,000**



## Pond Close

Sheffield S6 6EH

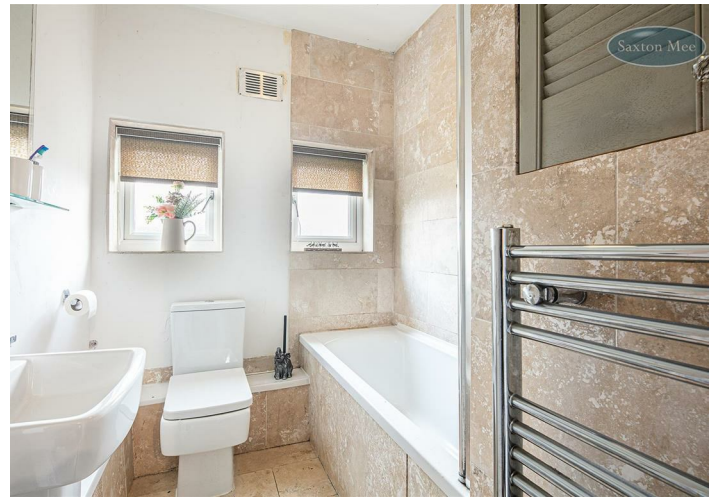
Offers Around £130,000

Saxton Mee are delighted to present this fantastic two bedroom, first floor apartment, ideal for a first time buyer or investor landlord alike, situated in a quiet position in the heart of Stanington Village and set in communal grounds, the property benefits from gas central heating, double glazing and views from various aspects.

In brief, the living accommodation comprises: a shared entrance, and stairs leading up to the balcony with its own private entrance which opens into a large hallway which has built-in cupboards providing ample storage. Access into the lounge, kitchen and the bathroom. The well proportioned lounge has a large window allowing lots of natural light. The kitchen has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink and drainer. There is space for an oven and fridge freezer along-with housing and plumbing for a washing machine. The bathroom comes with a modern three piece suite including bath, WC, wash basin and chrome towel radiator. From the hallway, a staircase rises to the second floor with access into the two double bedrooms with the master benefit from a storage cupboard, both with ample space for bedroom furniture.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM FIRST & SECOND FLOOR APARTMENT
- COMMUNAL GARDENS
- WELL PRESENTED THROUGHOUT
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SOUGHT-AFTER RESIDENTIAL AREA
- AMENITIES CLOSE-BY
- TRANSPORT LINKS
- EASY ACCESS TO OPEN COUNTRYSIDE & SHEFFIELD CITY CENTRE
- GOOD LOCAL SCHOOLS





**OUTSIDE**

Shared communal grounds.

**LOCATION**

The property is ideally located for excellent amenities in Stannington village including Co-op superstore, well regarded fish and chip shop, independent local hardware store, bakery, hairdressers, chemist and much more. Regular public transport links to the City and beyond. Catchment area for Stannington Infants and Bradfield Secondary School. Beautiful country walks are located just a stones throw away in the Rivelin and Loxley Valleys, as well as vast open countryside in turn towards Bradfield.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 125 years from 2005.  
The property is currently Council Tax Band A.

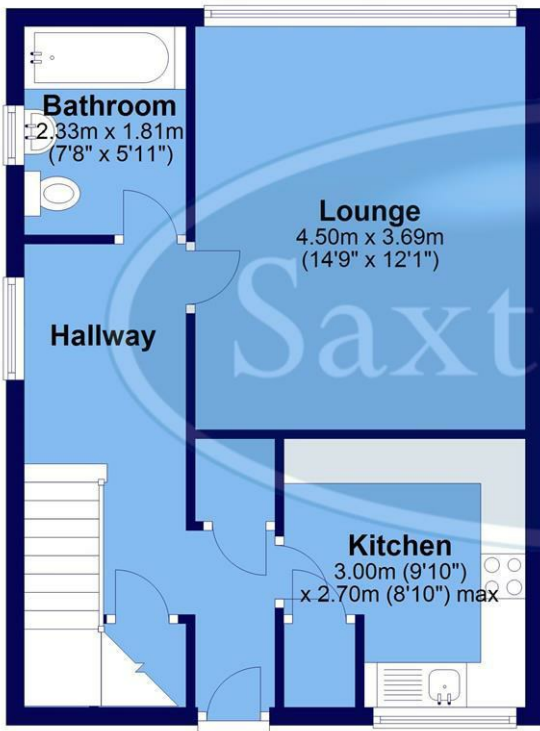
**VALUER**

Chris Spooner

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.

## First Floor

Approx. 42.6 sq. metres (458.0 sq. feet)



## Second Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



**Total area: approx. 72.9 sq. metres (784.2 sq. feet)**

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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	71	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		