

# Saxton Mee

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**Greaves Lane Stannington Sheffield S6 6BD**  
**Price Guide £350,000**



# Greaves Lane

Sheffield S6 6BD

Price Guide £350,000

GUIDE PRICE £350,000-£375,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Situated on this admirable plot is this two double bedroom detached bungalow which enjoys gardens to both the front and rear and benefits from ample off-road parking, a detached garage, partial uPVC double glazing, a new boiler and gas central heating. The property has been well kept by the current owner but is in need of some modernisation and ideal for the discerning purchaser to update to their own tastes along-with the added advantage of the loft space which has the potential for a Dormer conversion (subject to necessary planning consents). In brief, the spacious living accommodation comprises front uPVC door and porch with access into the entrance hall. Doors open into the lounge, kitchen/diner, the two bedrooms, a WC and bathroom. The lounge is rear facing with dual aspect windows allowing lots of natural light, while the focal point of the room is the feature fireplace. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated electric oven, ample space for a dining tables and chairs and access into a pantry. A door then opens into a garden room, perfect for enjoying the views over the rear garden. Both bedrooms are good size, with large front facing windows and space for bedroom furniture. The bathroom comes with a bath, shower cubicle and wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM BUNGALOW
- FANTASTIC PLOT WITH HUGE POTENTIAL
- OFF-ROAD PARKING & DETACHED GARAGE
- LOVELY GARDENS TO THE FRONT & REAR
- LOUNGE, KITCHEN/DINER & GARDEN ROOM
- SOUGHT AFTER LOCATION
- AMENITIES CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE
- GOOD LOCAL SCHOOLS





**OUTSIDE**

To the front is a lawn garden with a driveway either side, one leads to the detached garage and one to the rear garden. The lovely gardens include a lawn, patio with an abundance of plants and shrubs.

**LOCATION**

Offering a range of superb local amenities, the property lies within reach of several highly regarded schools for all ages. Excellent transport links including key bus routes into the city centre and neighbouring towns. You are a short distance from the Peak National Park. There are several green spaces to explore on the doorstep, including the Loxley and Rivelin Valleys.

**MATERIAL INFORMATION**

The property is Freehold and is currently Council Tax Band D.

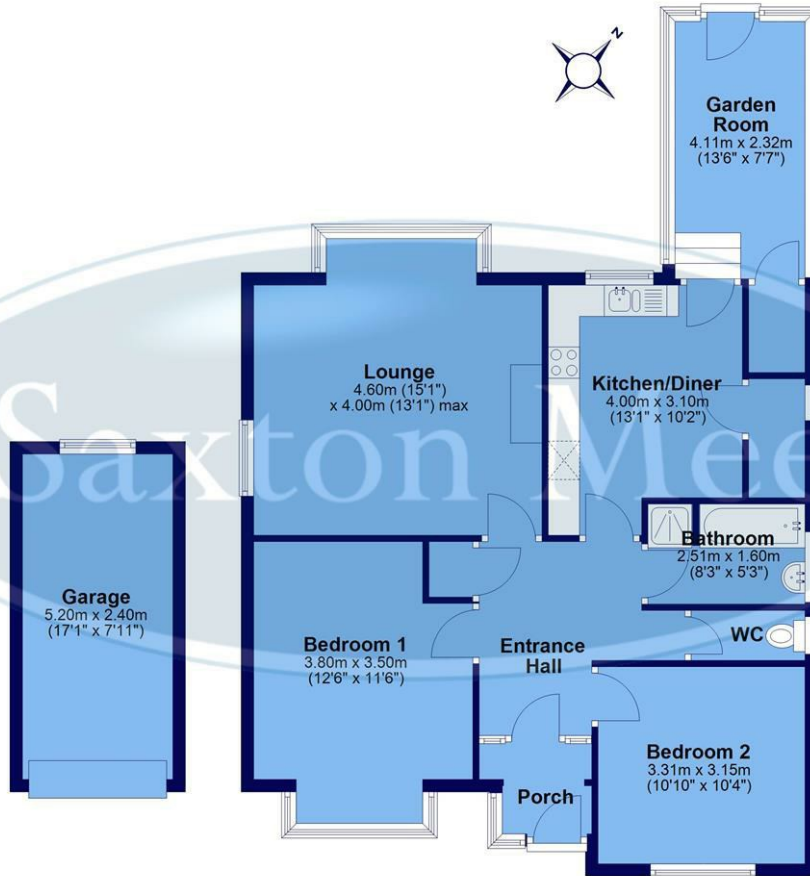
**VALUER**

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.

## Ground Floor

Main area: approx. 87.3 sq. metres (939.2 sq. feet)  
 Plus garages, approx. 12.5 sq. metres (134.4 sq. feet)



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

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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	<b>64</b>	<b>82</b>

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	<b>59</b>	<b>72</b>