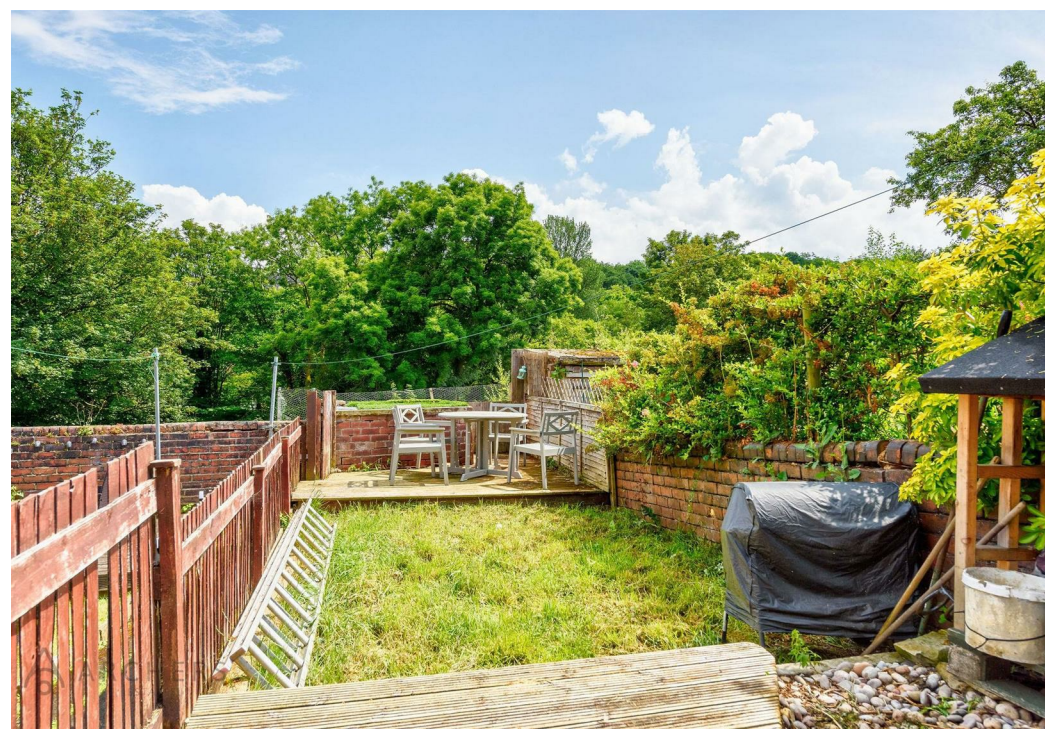
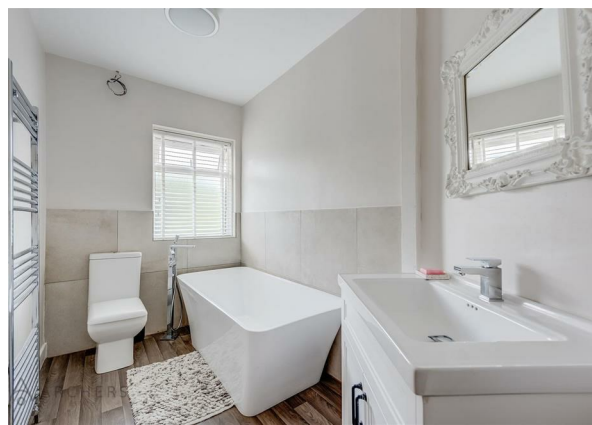


23 Stannington Road, Malin Bridge, Sheffield, South Yorkshire, S6 5FH  
£195,000



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Council Tax Band: A

A spacious and recently modernised three bedroom mid terraced home which backs onto the Rivelin Valley nature trail and is perfect for first time buyers or landlords. Situated close to excellent transport links including the Supertram, the property is also close to supermarkets and additional amenities in Hillsborough. Having recently undergone a scheme of modernisation by the current vendor, the property is tastefully decorated throughout and has stylish kitchen and bathroom fittings, an additional conservatory to the rear and a pretty rear garden overlooking woodland. With double glazing and gas central heating, the property in brief comprises; Lounge with log burner, inner hallway, dining kitchen with cellar access and a conservatory with access to the rear garden. To the first floor there is a landing area, two bedrooms and a bathroom. To the second floor there is a double sized attic bedroom. Outside, shared access leads to the rear garden which has a lawn and two decking areas perfect for outside entertaining. Available with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Council Tax Band A. Leasehold tenure, 800 year lease from 1896.

### Lounge

Access to the property is gained through a front facing composite entrance door which leads directly into the lounge. Having a front facing upvc double glazed window, radiator, shelving to the walls and a feature log burner to the chimney breast. A door leads to the inner hallway.

### Inner Hallway

Having a staircase rising to the first floor accommodation and a further door leading to the dining kitchen.

### Dining Kitchen

A bright and spacious room which has modern styled fitted wall and base units with a laminated worksurface incorporating a composite sink and drainer unit. With an integrated fridge/freezer and space for a range cooker and washing machine, The combi boiler is also housed in the units and there is a rear facing upvc double glazed window, ample space for a dining table and chairs, and doors leading to the cellar head and conservatory.

### Cellar Head

Steps descend to the cellar, where the meters are housed and there is ample space for additional storage.

### Conservatory

A great addition to the property, this room could be used for a variety of purposes. Full of natural light and having upvc double glazed windows, vinyl flooring and a side facing upvc door leading to the garden.

### First Floor Landing

A staircase ascends from the inner hallway and leads to the first floor landing area, which has doors leading to all rooms on this level and a further staircase rising to the second floor accommodation.

### Master Bedroom

A spacious master bedroom which has a front facing upvc double glazed window, radiator and a built in storage cupboard.

### Bedroom Two

The second bedroom is a single sized room which has a rear facing upvc double glazed window overlooking woodlands, laminate flooring and a radiator.

### Bathroom

Having a modern and stylish suite comprising of a freestanding bath, vanity wash basin and low flush wc. With a chrome towel radiator, vinyl flooring and a rear facing upvc double glazed window.

### Attic Bedroom Three

A staircase ascends from the first floor landing area and leads to the second floor landing area. A door leads to the attic bedroom which is a bright and spacious double sized bedroom having a rear facing upvc dormer window, radiator and built in storage area.

### Outside

To the front of the property there is a small frontage area leading to the entrance door. A shared passage leads to the rear of the property where there is a pleasant south facing garden with lawn and two decking areas overlooking allotments/Rivelin Valley nature trail.



### Ground Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



### First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



### Second Floor

Approx. 16.8 sq. metres (180.6 sq. feet)



### Cellar

Approx. 13.1 sq. metres (140.7 sq. feet)



Total area: approx. 93.2 sq. metres (1003.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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	