



HUNTERS[®]
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27 Leawood Place, Stannington, Sheffield, South Yorkshire,
S6 6FR

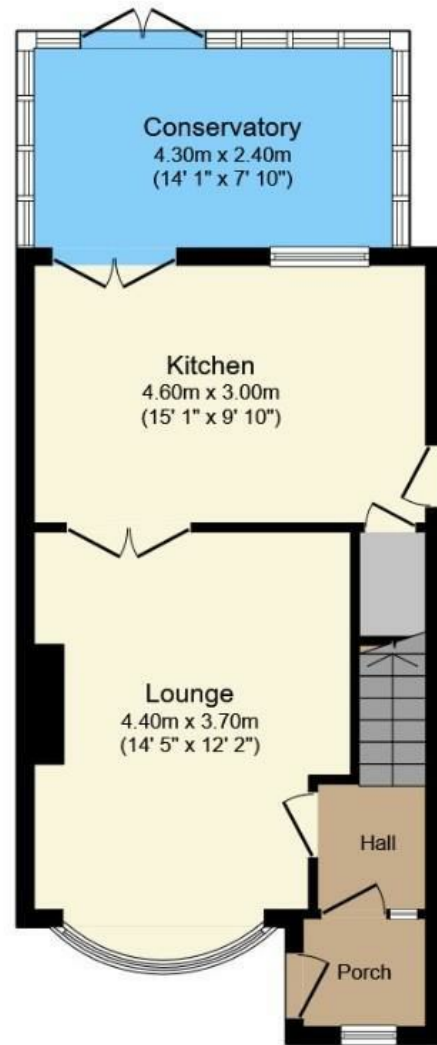
27 Leawood Place, Stannington, Sheffield, South Yorkshire, S6 6FR

Asking Price £290,000

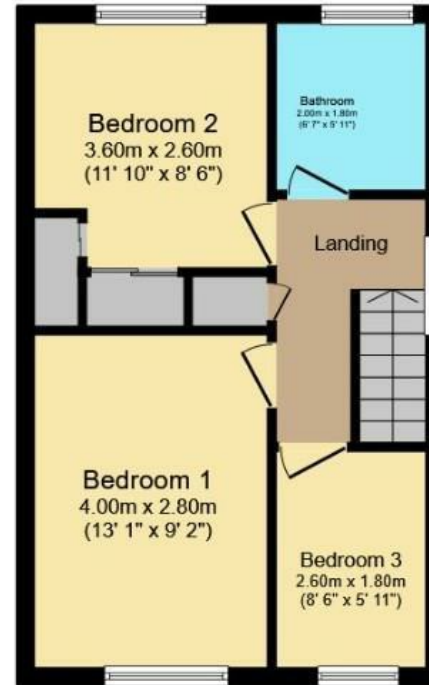
GUIDE PRICE £290,000 - £300,000

Hunters Hillsborough present an immaculate and recently decorated three bedroom detached home, set back from the road on a quiet cul-de-sac in the popular district of Stannington. Viewing is highly recommended to appreciate the size of accommodation on offer. Entry to the property via a three car driveway with steps leading up to the generous sized front porch, a handy place for coats and boots. Door through to the inner lobby with stairs rising to the first floor and access to downstairs rooms. Relaxing lounge with a curved bay window, double coving and feature fire surround with modern black marble hearth and electric fire. Double doors take you through to the tastefully decorated kitchen with relatively new fitted wall and base units in cream high gloss fronts and accompanying work surfaces and splash backs. Integrated appliances include an electric oven, induction hob, separate microwave and oven, dishwasher, washer/dryer and integrated fridge. Pantry with space for a free standing freezer and access to the driveway via side door. An occasional seating area has double french doors leading into a stunning conservatory with fitted blinds and laminate flooring. Upstairs are two double bedrooms, the master bedroom enjoying extensive views over Stannington and beyond. Bedroom three is a single and there is a family bathroom with a white three piece suite comprising bath, shower over bath, W/C and sink basin.

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Ground Floor




First Floor

Total floor area 87.2 m² (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





