



HUNTERS[®]
HERE TO GET *you* THERE

11 Stanwood Road, Stannington, Sheffield, S6 5JE

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Offers Around £375,000

| NO ONWARD CHAIN | SOUGHT AFTER LOCATION | Hunters Crookes are delighted to present this three bedroom detached home, nestled in the desirable area of Stannington on Stanwood Road. This property is still under the NHBC 10 year build guarantee and benefits from no onward chain, allowing for a smooth and speedy transaction.

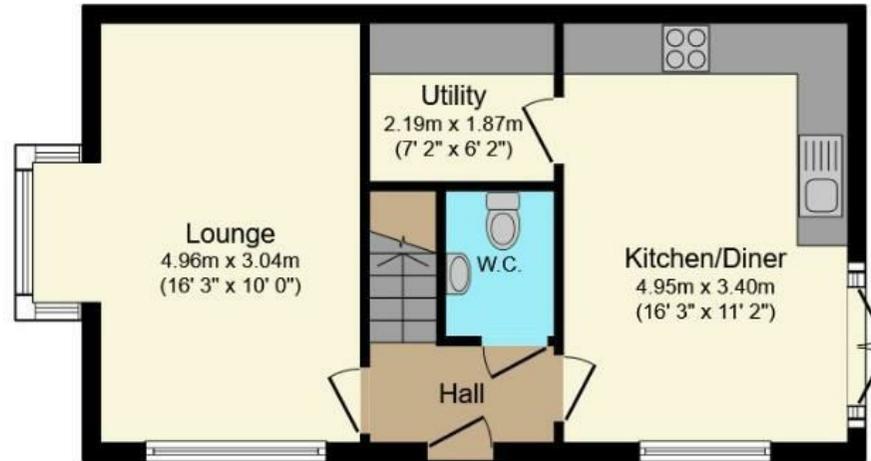
The ground floor is designed for both relaxation and entertaining, with two inviting reception rooms that provide ample light and space. The front facing lounge is the perfect space for unwinding after the day, and offers views over Rivelin. To the rear, the modern dining kitchen is a key feature, equipped with integrated appliances including oven, hob, dishwasher and fridge freezer. A convenient utility room adds to the practicality of the layout.

To the first floor, the home boasts three spacious double bedrooms, making the home ideal for families of those who appreciate extra space. The master suite is particularly impressive, featuring fitted wardrobes and a private en suite shower room. The additional two bedrooms are well proportioned and share a stylish family bathroom.

The property benefits from a private rear garden, offering a peaceful outdoor space to unwind. Comprising a patio area and lawn, this space is great for outdoor dining or play. The surrounding walkway enhances the appeal, providing easy access around the home. Additionally, there is a store and parking area, ensuring that all your needs are met.

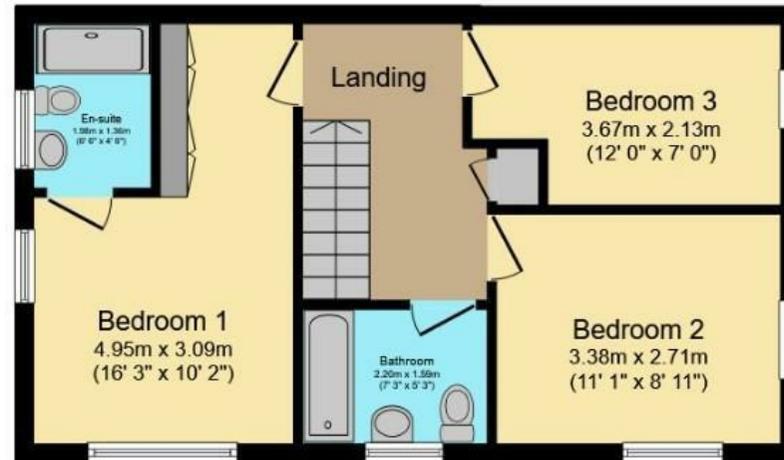
Located in a sought-after area, this home is within a great catchment for schools, and is well-served by public transport and local shops. This property is not just a house; it is a wonderful opportunity to create lasting memories in a vibrant community.

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Ground Floor

Floor area 45.1 sq.m. (486 sq.ft.)



First Floor

Floor area 43.9 sq.m. (472 sq.ft.)

Total floor area: 89.0 sq.m. (958 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

This property is a Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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	

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.





