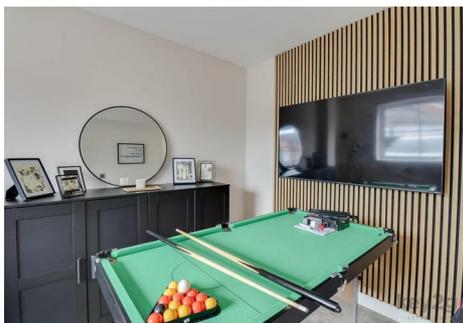
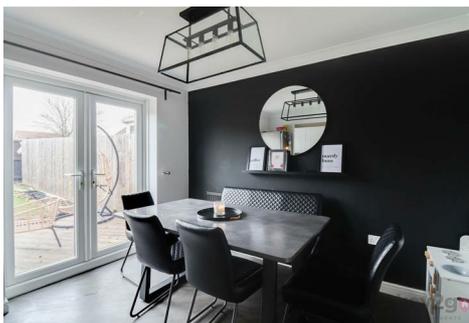




Marketing Preview



80 Stanier Way, Renishaw, Sheffield, S21 3UU

£260,000

Bedrooms 4, Bathrooms 3, Reception Rooms 2



*** GUIDE PRICE £260,000-£270,000*** A fantastic opportunity to purchase this beautifully presented and deceptively spacious four bedroom property, arranged over three floors. The property benefits from a modern kitchen/diner, a cosy snug, a downstairs WC and a master bedroom with an ensuite. Externally, there is off-road parking for four cars and an enclosed rear garden. Spacious and well presented throughout, this home is conveniently located close to local amenities and offers excellent road links to Sheffield City Centre, Chesterfield and the M1 Motorway.

SUMMARY

*** GUIDE PRICE £260,000-£270,000*** A fantastic opportunity to purchase this beautifully presented and deceptively spacious four bedroom property, arranged over three floors. The property benefits from a modern kitchen/diner, a cosy snug, a downstairs WC and a master bedroom with an ensuite. Externally, there is off-road parking for four cars and an enclosed rear garden. Spacious and well presented throughout, this home is conveniently located close to local amenities and offers excellent road links to Sheffield City Centre, Chesterfield and the M1 Motorway.

Entering into the welcoming hallway, there is access to a cosy snug, a convenient downstairs WC and a useful utility room. A further door leads through to the modern kitchen/diner, which benefits from double doors opening out to the rear garden.

Having a door leading to the stunning lounge, along with the master bedroom which benefits from fitted wardrobes and a stylish en-suite. Stairs rise to the second floor.

The second floor provides access to two further double bedrooms, a single bedroom currently used as a dressing room, and the family bathroom.

To the front of the property there is off-road parking for up to four vehicles, along with useful external storage located next to the front door.

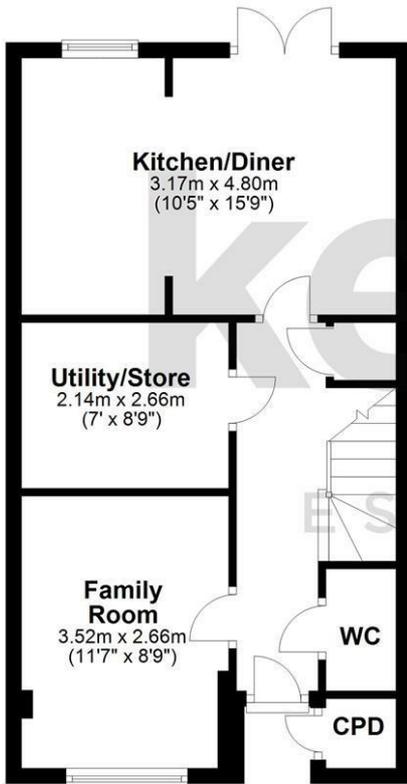
To the rear is an enclosed garden featuring a patio area, astroturf lawn, shed and fencing to all sides.

PROPERTY DETAILS

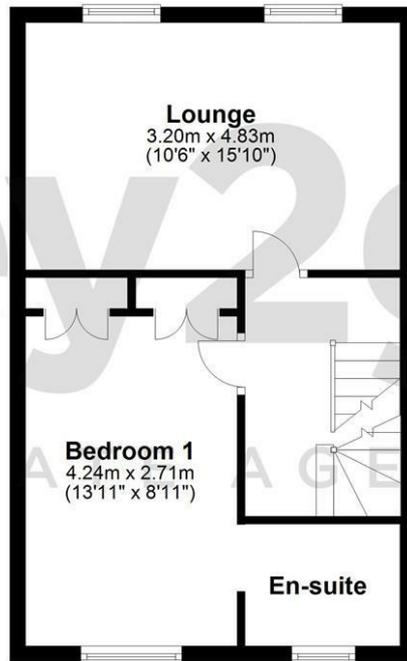
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND D - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

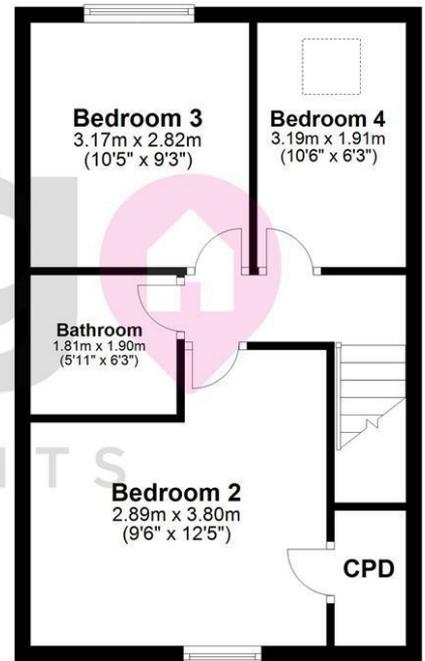
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

