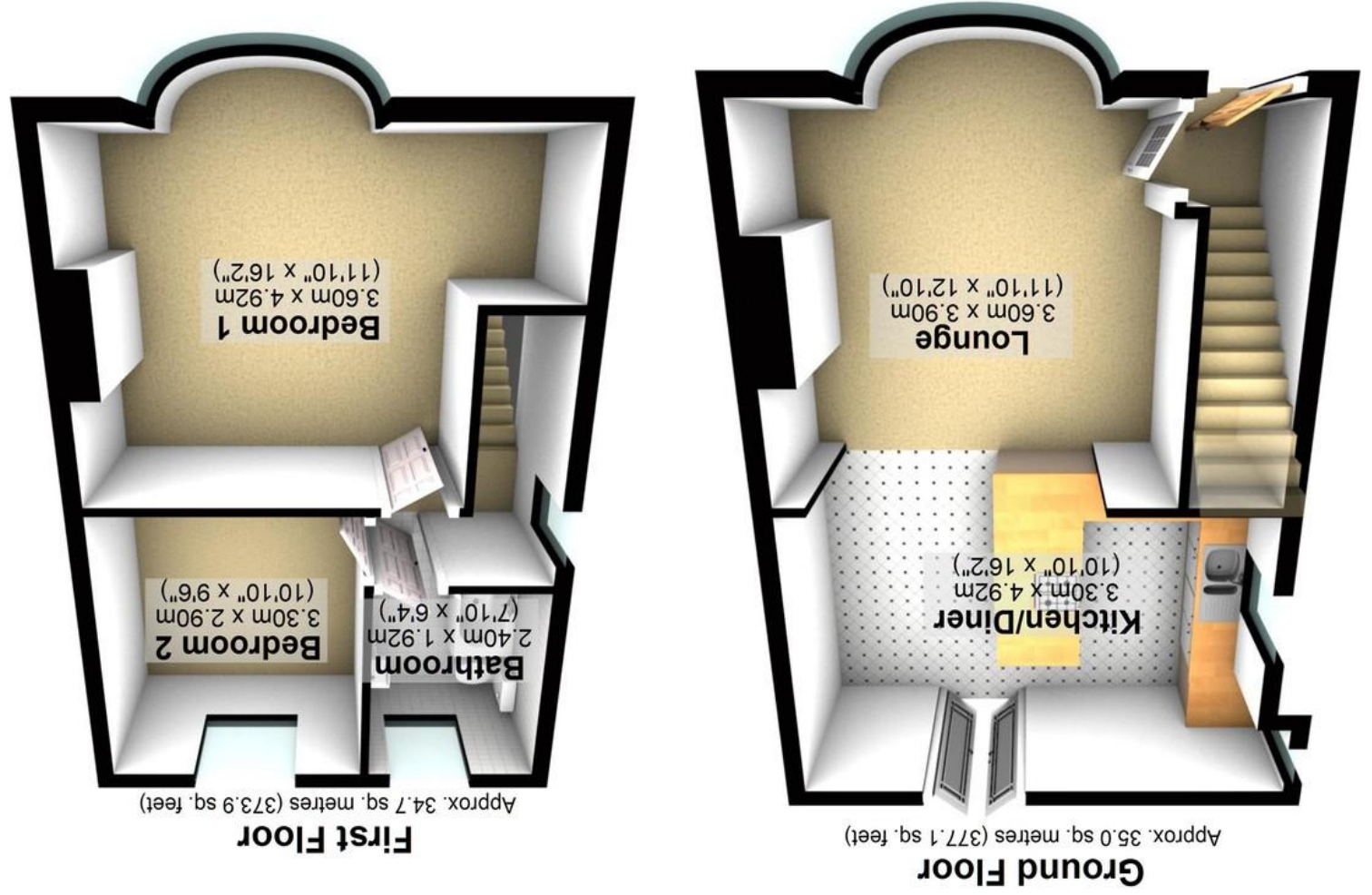


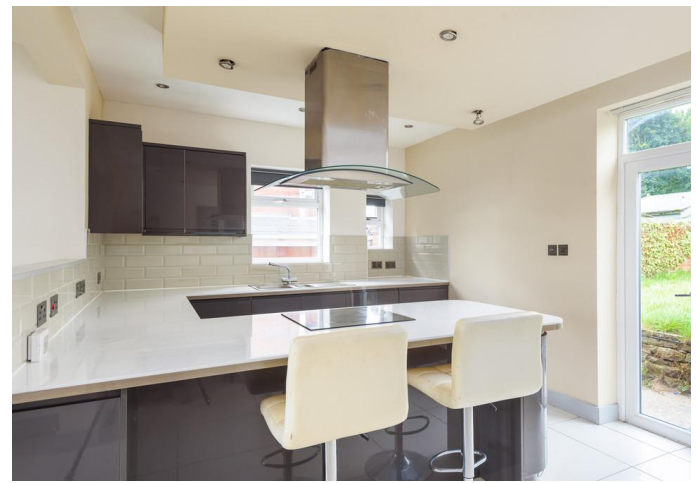
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
85	71
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
England & Wales  
www.epc.co.uk

Total area: approx. 69.8 sq. metres (751.0 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp.





29 Oldfield Avenue | Stannington | Sheffield | S6 6DQ

Property Tenure: Freehold

A great opportunity has arisen for first time buyers and families alike to take possession of this stylish and modern two bedroomed semi-detached home. Being located in the heart of this popular and well situated residential suburb with a wealth of local amenities and green spaces within easy walking distance as well reputable local schools and great transport links. The property has been finished to a very high standard throughout and is offered for sale with no onward chain. Briefly consists of entrance hallway, open plan living space with lounge, well appointed kitchen and dining sections, two bedrooms and family bathroom. Outside is off road parking and a large family friendly garden.



### PROPERTY FEATURES

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED FAMILY HOME
- LARGE GARDEN
- NO ONWARD CHAIN
- NO EXPENSE SPARED
- PERFECT FOR FIRST TIME BUYERS
- WEALTH OF LOCAL AMENITIES
- OFF ROAD PARKING
- POTENTIAL FOR EXPANSION
- FREEHOLD COUNCIL TAX BAND B - £1597.42

**OFFERS IN REGION OF £249,950**

