



Pearson Street Stocksbridge Sheffield S36 1EQ
Guide Price £60,000

Pearson Street

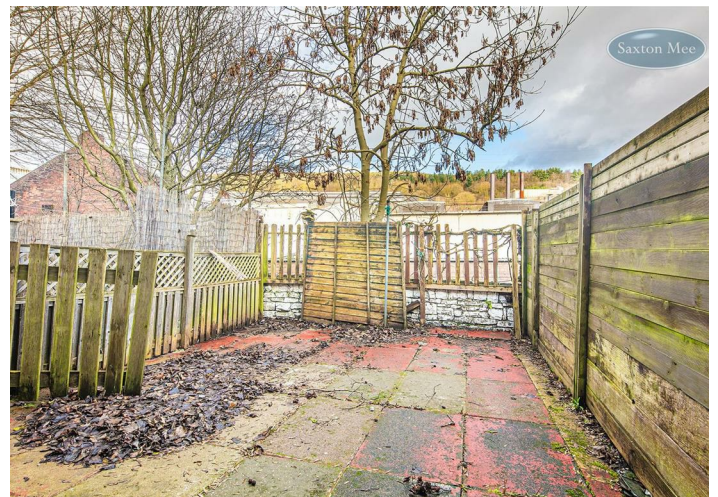
Sheffield S36 1EQ

Guide Price £60,000

**** FREEHOLD ** CASH BUYERS ONLY ** NO CHAIN**
**** In need of complete modernisation is this two bedroom mid terrace property which is ideal for the discerning purchaser to alter, adapt and update to their own tastes. The property has a detached garage, cellar and benefits from uPVC double glazing and gas central heating. In brief, the living accommodation comprises: entrance door which opens into the dining kitchen which has a sink, units and the gas boiler. An opening to steps which lead down to the cellar which has two vaulted compartments and is of similar size to the lounge. From the kitchen access into the lounge. A staircase rises to the first floor landing with access into loft space, the two bedrooms and the bathroom.**

- EXCITING OPPORTUNITY
- CASH BUYERS ONLY
- TWO BEDROOM MID TERRACE
- IN NEED COMPLETE MODERNISATION
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- DETACHED GARAGE
- CELLAR





OUTSIDE

Shared access leads to the rear of the property where you will find a rear courtyard. The property comes with a detached garage with up and over door.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

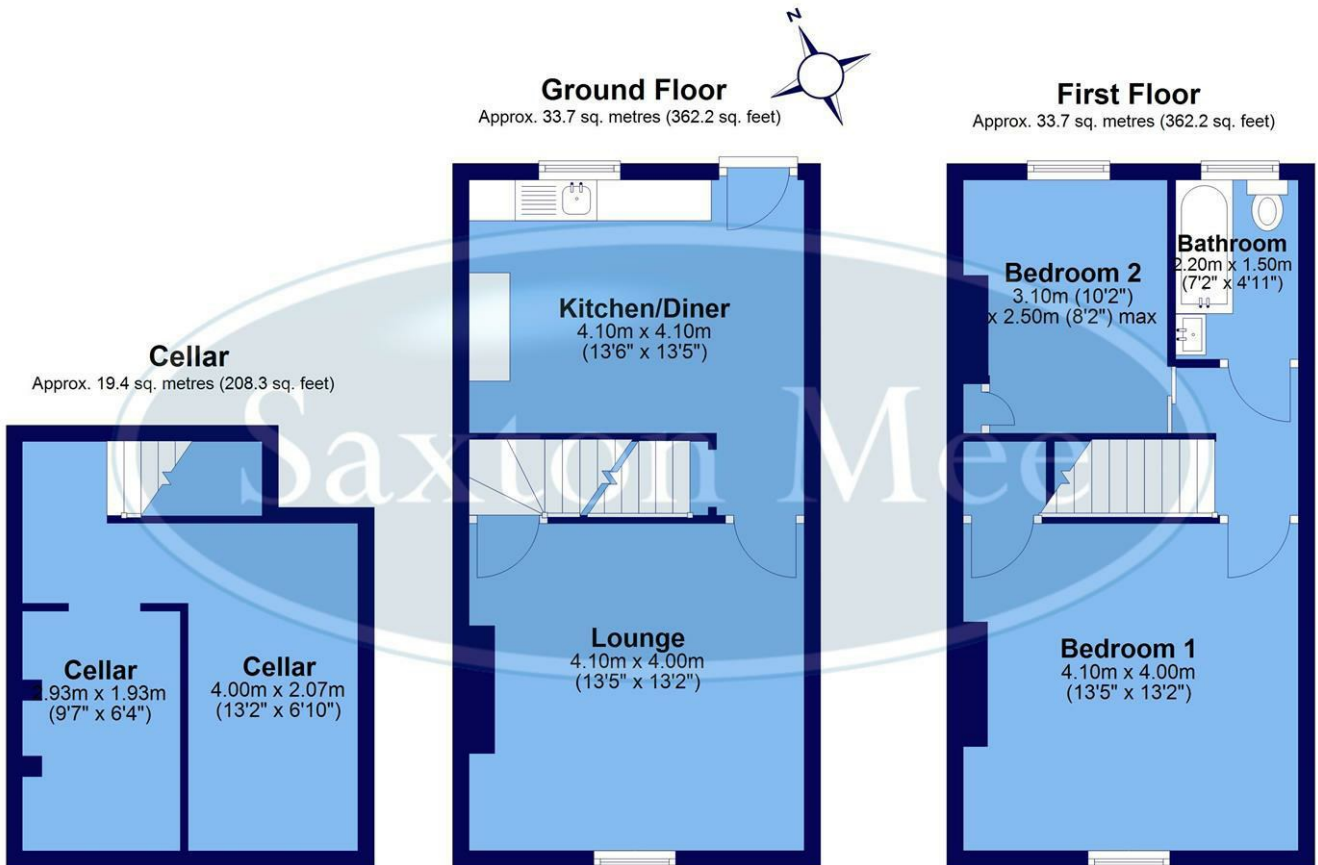
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 86.7 sq. metres (932.8 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
 82 Middlewood Road, Sheffield S6 4HA
 462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
 T: 0114 231 6055
 T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		79	39

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82-100) A		
(61-81) B			
(39-60) C			
(15-38) D			
(1-14) E			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		57	89