

# Saxton Mee



Sitwell Avenue Stocksbridge Sheffield S36 1FF  
Guide Price £155,000



## Sitwell Avenue

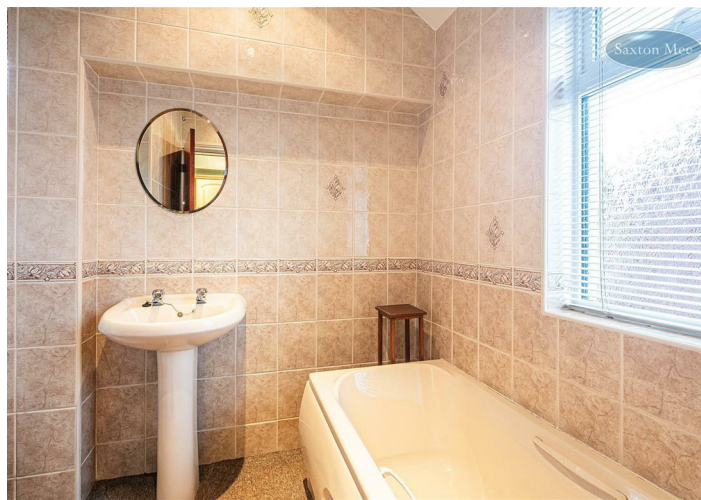
Sheffield S36 1FF

Guide Price £155,000

PRICE GUIDE £155,000-£165,000 \*\* FREEHOLD \*\* NO CHAIN \*\* WEST FACING REAR GARDEN \*\* Situated on this popular Garden Village Estate is this three bedroom, detached property which enjoys a west facing rear garden and benefits from uPVC double glazing and gas central heating. The property has been in the family for almost 50 years and hosts original features including the original tiled floor in the hallway. In brief, the living accommodation comprises: front uPVC door which opens into the entrance hall with a useful under stair storage cupboard. Access into both the dining room and lounge. The dining room has a large front window allowing lots of natural light, while the focal is the gas fire set in a feature fireplace. The well proportioned lounge has a further gas fire with back boiler with the original cupboards to one side of the fireplace. A door then opens into the kitchen which has a range of units with complementary work surfaces which incorporate the sink and drainer. There is housing for an oven, fridge freezer along-with plumbing for a washing machine. The useful pantry has fitted storage. A door then opens into the bathroom which has a three piece suite including bath with electric shower, WC and wash basin. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and a WC. The good size master to the front has fitted wardrobes. Bedrooms two and three both overlook the rear garden with bedroom two benefiting from fitted wardrobes.

- EARLY VIEWING ADVISED
- THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- UPSTAIRS WC
- LOUNGE, DINING ROOM & KITCHEN
- WEST FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES CLOSE-BY
- MOTORWAY LINKS





**OUTSIDE**

A low wall encloses the front garden. A gate and path lead to the front door. Access down the side of the property leads to the fully enclosed rear garden which is mostly laid to lawn. Useful storage room adjoining the house, summer house and workshop/shed.

**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.

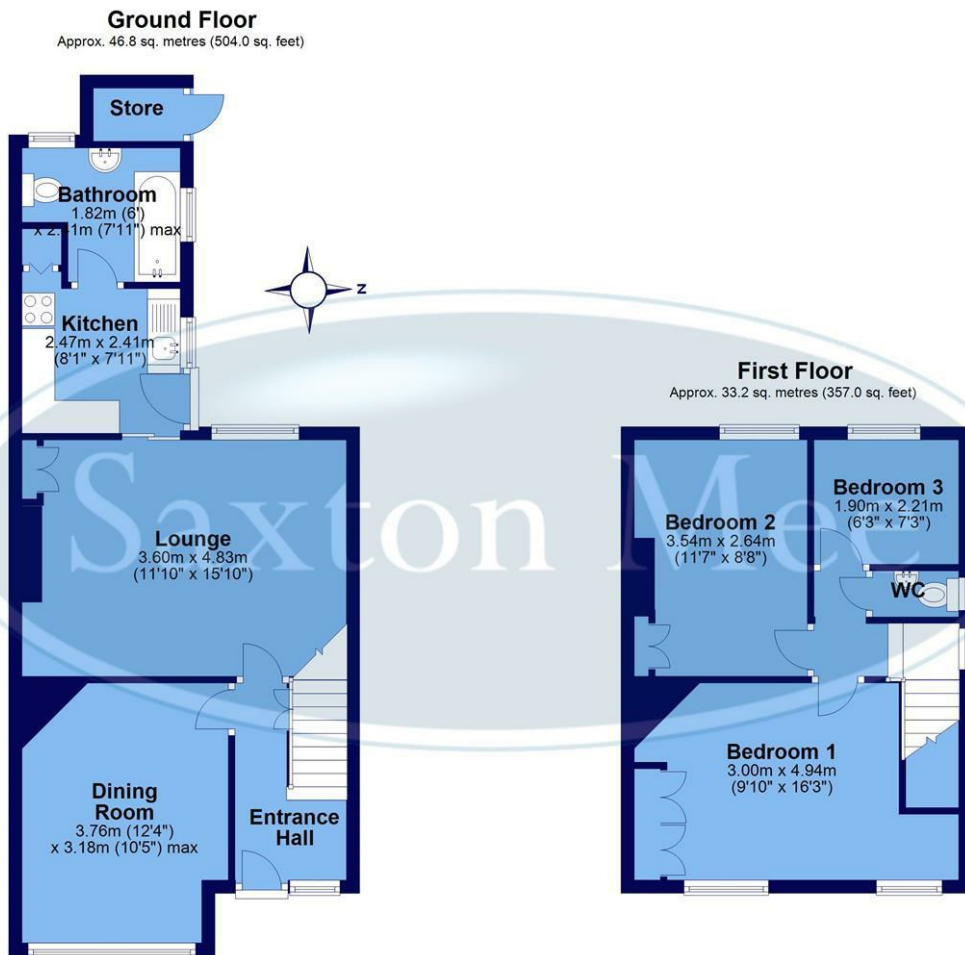
**MATERIAL INFORMATION**

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. 80.0 sq. metres (861.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>	<b>49</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>	<b>42</b>