



Saxton Mee



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Edward Street Stocksbridge Sheffield S36 1BA  
Guide Price £150,000





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Sheffield S36 1BA

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GUIDE PRICE £150,000-£160,000 \*\* PROPERTY & BUILDING PLOT \*\* FREEHOLD \*\* NO CHAIN \*\* Situated in close proximity to Fox Valley Retail Park, excellent transport links and the amenities in Stocksbridge itself is this stone fronted, three good size bedroom end terrace property which benefits from uPVC double glazing and gas central heating. Planning Permission lapsed in September 2023 in relation to the land to the side of the existing property for the erection of a three bedroom dwelling. In brief, the living accommodation comprises of uPVC entrance door which opens into the lounge/dining room, the focal point of the room is the cast iron multi-fuel stove. A door then opens into the kitchen having a range of wall, base and drawer units with a complementary work surface which incorporates the sink and the four ring hob with extractor above. Integrated electric oven and housing for a fridge and washing machine. A door gives access to the cellar. From the kitchen a door opens into the rear entrance lobby with access to the bathroom comprising bath with shower overhead, WC and wash basin set in a combination unit. A staircase rises to the first floor landing with access to the two double bedrooms. A further staircase rises to the second floor attic bedroom three with Velux window.

- VIEWING IS A MUST!
- THREE BEDROOM TERRACE & BUILDING PLOT
- FANTASTIC OPPORTUNITY
- BACKING ONTO WOODLAND
- GREAT LOCATION
- FOX VALLEY SHOPPING CENTRE
- AMENITIES CLOSE-BY
- EXCELLENT MOTORWAY LINS







**OUTSIDE**

Planning Permission lapsed in September for the land to the side of the existing property for the erection of a three bedroom dwelling. To the front of the is a planted garden. Steps lead to the entrance door. Rear garden which includes a wooden decked seating area which backs onto woodland.

**LOCATION**

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

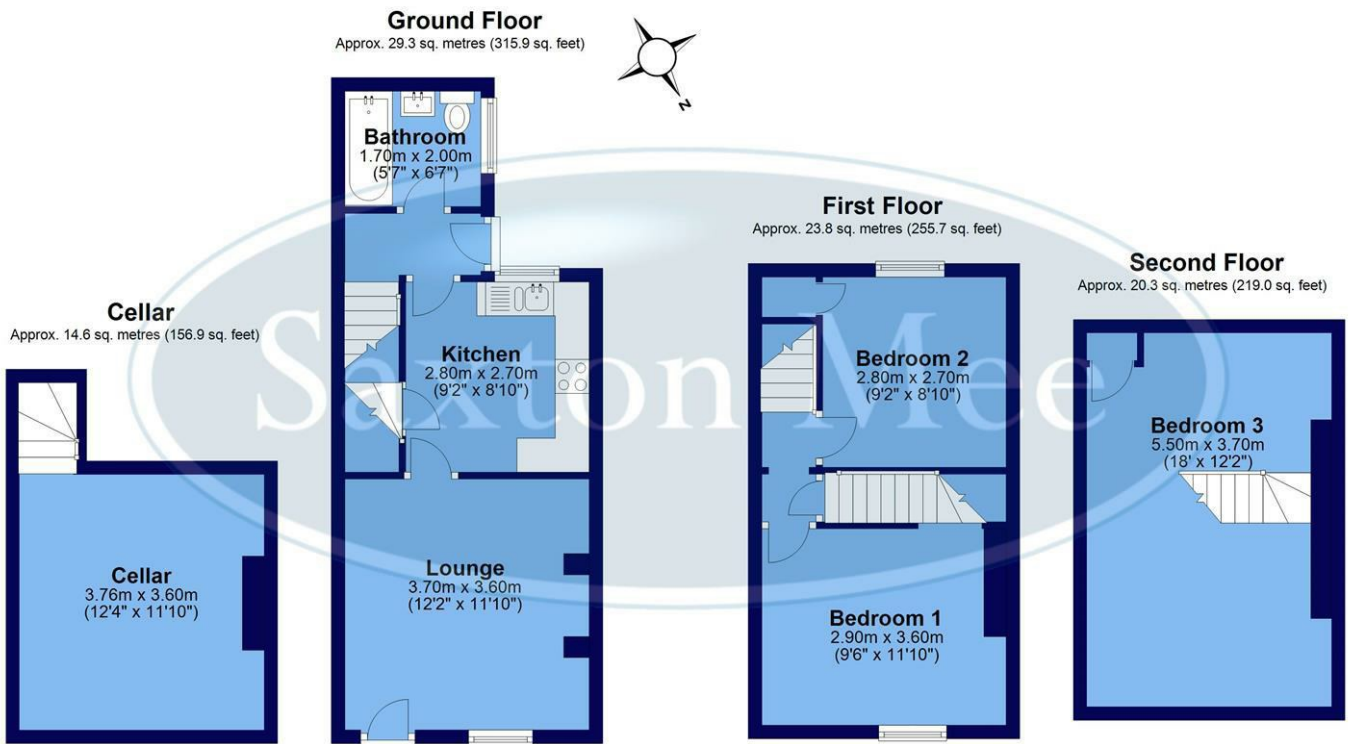
**NOTES**

The property is Freehold and 11 Edward Street is 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. 88.0 sq. metres (947.5 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	71		
41			
<b>Energy Efficiency Rating</b> <small>Very energy efficient - lower running costs</small> (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> <small>Not energy efficient - higher running costs</small>		<b>Environmental Impact (CO<sub>2</sub>) Rating</b> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (81-111) <b>A</b> (61-80) <b>B</b> (41-60) <b>C</b> (21-40) <b>D</b> (1-20) <b>E</b> (1-20) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	