



Victoria Close Stocksbridge Sheffield S36 1FU
Offers Around £195,000

Victoria Close

Sheffield S36 1FU

Offers Around £195,000

**** FREEHOLD ** WEST FACING GARDEN **** Benefiting from a driveway providing off-road parking and a substantial garage is this well presented, three bedroom semi detached property which enjoys a west facing rear garden and also benefits from internal oak doors, uPVC double glazing and gas central heating. In brief, the living accommodation comprises front door which opens into the entrance hall with access into the kitchen. The kitchen has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, microwave and fridge freezer along-with housing and plumbing for a washing machine. A door then opens into the dining room with a large open doorway which leads into the lounge. The lounge has a lovely bay window which allows lots of light into the room, while the focal point is the feature fireplace. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The fantastic master bedroom has a bay window and a row of fitted wardrobes. Double bedroom two overlooks the rear garden. Bedroom three is front facing. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin set in vanity unit.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI
- DRIVEWAY & SUBSTANTIAL GARAGE
- IMPRESSIVE VIEWS
- LOUNGE, DINING ROOM & KITCHEN
- FOX VALLEY SHOPPING CENTRE & AMENITIES CLOSE-BY
- PUBLIC TRANSPORT LINKS
- LOCAL SCHOOLS
- MOTORWAY LINKS





OUTSIDE

To the front is a lawn garden. A driveway provides ample off-road parking and leads to the substantial garage/storage and would be ideal as a workshop. To the rear is a good size patio.

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.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

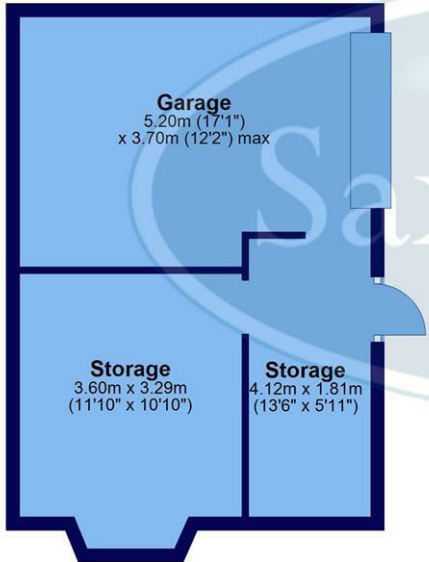
VALUER

Chris Spooner

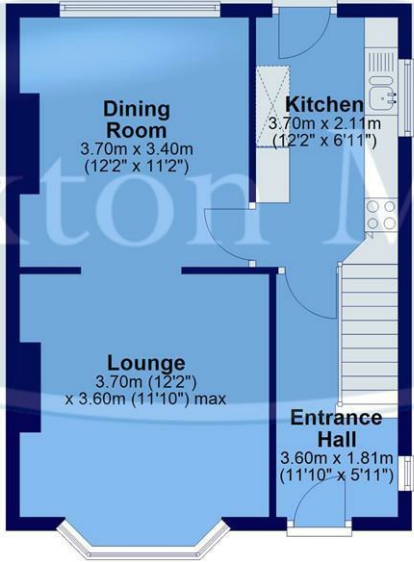
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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.



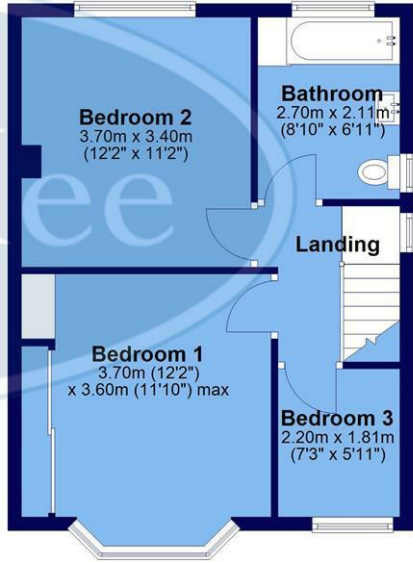
Basement
Approx. 39.2 sq. metres (422.4 sq. feet)



Ground Floor
Approx. 41.9 sq. metres (450.7 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 123.0 sq. metres (1323.7 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	(92-101) 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		EU Directive 2002/91/EC	83

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