

Saxton Mee



**Pennine View Stocksbridge Sheffield S36 1ER
Offers In The Region Of £350,000**



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**** FREEHOLD **** Welcome to Pennine View, a charming four bedroom, two bathroom detached house located in this picturesque area of Stocksbridge enjoying attractive views and a good size rear garden. The property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your family and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. In brief, the spacious living accommodation comprises front door which opens into a lobby with a downstairs WC and access into the entrance hall with an under stair cupboard. A door then opens into the generously proportioned lounge with a large bay window allowing lots of natural light, while the focal point is the feature fireplace. Access to both the garden room and dining room. The extended garden room is bright and airy and perfect for enjoying the views over the rear garden. The dining room leads into the kitchen which has a range of wall, base and drawer units with contrasting worktops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated double electric oven and dishwasher as well as housing for a washing machine and tumble dryer. There is a side lobby with space for fridge freezer and access into the integral garage which has been converted to create a multi-purpose room and a storage space. From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, fitted cupboards and a study area. There are four bedrooms, the master benefits from fitted wardrobes and comes with an en suite with shower enclosure, WC and wash basin set in a combination unit. There is a three piece bathroom in addition with a jacuzzi bath and electric shower, chrome towel radiator, WC and wash basin set in a large combination unit as well as access to a storage cupboard.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- FOUR BEDROOMS & TWO BATHROOMS
- DOUBLE-WIDTH DRIVEWAY & FULLY ENCLOSED REAR GARDEN
- SPACIOUS ACCOMMODATION THROUGHOUT WITH AN EXTENDED GARDEN ROOM
- LOUNGE, DINING ROOM & KITCHEN
- QUIET LOCATION





OUTSIDE
 There is a double-width resin driveway to the front providing off-road parking which leads to the converted integral garage with electric door. Front garden. Access to the fully enclosed rear garden which is mostly laid to lawn with patio areas and a summerhouse.

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.

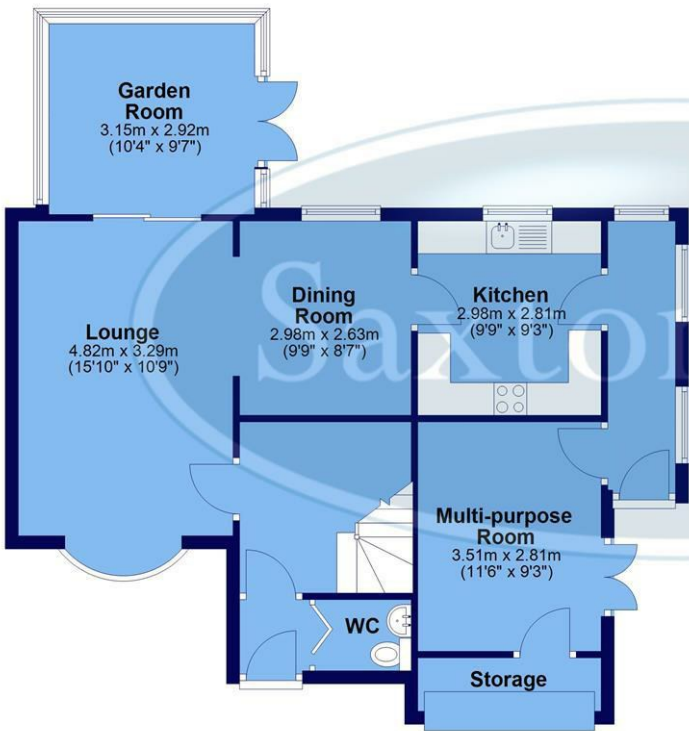
Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the 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 D.

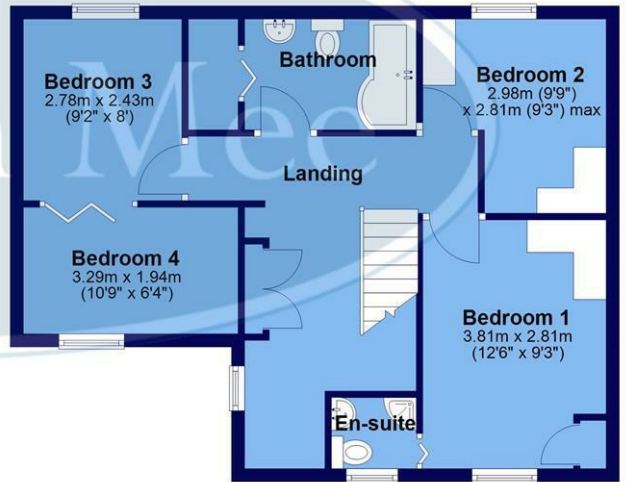
VALUER
 Greg Ashmore MNAEA

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.

Ground Floor
Approx. 70.7 sq. metres (761.2 sq. feet)



First Floor
Approx. 54.5 sq. metres (586.3 sq. feet)



Total area: approx. 125.2 sq. metres (1347.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91%) 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	66	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91%) A			
(61-81%) B			
(39-60%) C			
(15-59%) D			
(9-38%) E			
(1-38%) F			
(1-30%) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		