

# Saxton Mee



Sitwell Avenue Stocksbridge Sheffield S36 1FF  
Guide Price £150,000



## Sitwell Avenue

Sheffield S36 1FF

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GUIDE PRICE £150,000-£160,000 \*\* FREEHOLD \*\* NO CHAIN\*\* Situated on the popular Garden Village Estate is this three bedroom mid terrace property which enjoys both front and rear gardens and benefits from uPVC double glazing and gas central heating. In brief, the living accommodation comprises front uPVC door which opens into the extended porch. A further door then opens into the entrance hall with access into the lounge. The lounge has attractive wooden flooring and a large front facing window allowing lots of natural light. A door then opens into the kitchen/diner which has a range of wall, base and drawer with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven. There is a useful under stair storage cupboard. The separate utility room has space for a fridge, washing machine and tumble dryer along-with a rear uPVC entrance door and access into the downstairs modern and contemporary shower room with WC and wash basin. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space and the three good size bedrooms. The master bedroom to the front benefits from fitted wardrobes and two windows which allow lots of natural light. Bedrooms two and three are rear facing with bedroom two having a fitted wardrobe.

- VIEWING ADVISED
- THREE BEDROOM MID TERRACE
- GARDENS TO BOTH FRONT & REAR
- UTILITY
- POPULAR LOCATION
- FOX VALLEY SHOPPING CENTRE
- MOTORWAY LINKS
- AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS







## OUTSIDE

Front garden. To the rear is a large patio with workshop/shed with electric and lighting. Rear gate.

## 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.

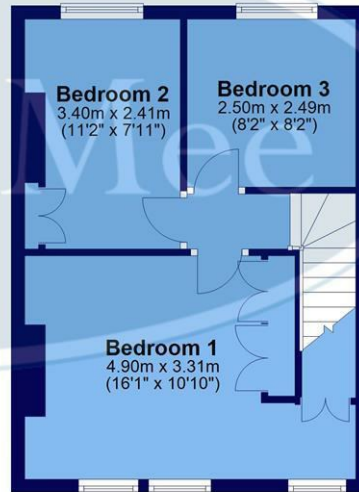
## Ground Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 76.2 sq. metres (820.5 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	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
		72	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	