

# Saxton Mee



Melbourne Road Stocksbridge Sheffield S36 1EF  
Guide Price £135,000



# Melbourne Road

Sheffield S36 1EF

Guide Price £135,000

GUIDE PRICE £135,000-£145,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Situated on the Garden Village Estate is this three bedroom semi detached property which benefits from a detached garage, a rear garden, a recently replaced roof, uPVC double glazing and gas central heating. The property has been well kept but is need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises front uPVC door and porch with access into the entrance hall with an under stair storage cupboard. A door then opens into the generously proportioned lounge and dining room. The lounge to the front has a large front window allowing lots of natural light. There are features fireplaces in both the lounge and dining areas. The kitchen has a range of units with a work top which incorporates the sink and drainer. There is housing for an oven, plumbing for a washing machine and space for a fridge freezer. There is a side entrance door and access into a wet room with electric shower, WC and wash basin. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and a WC. Bedroom one is a good size double which has two front facing windows making this a bright and airy space as well as fitted wardrobes. Both bedrooms two and three are rear facing.

- EARLY VIEWING ADVISED
- DETACHED GARAGE
- THREE BEDROOMS
- OPEN PLAN LOUNGE & DINING ROOM
- SEPARATE KITCHEN
- EXCITING OPPORTUNITY
- ATTRACTIVE OUTLOOK
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- MOTORWAY LINKS





**OUTSIDE**

Front garden area. A shared driveway leads to the detached garage and the rear garden with an outbuilding.

**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.

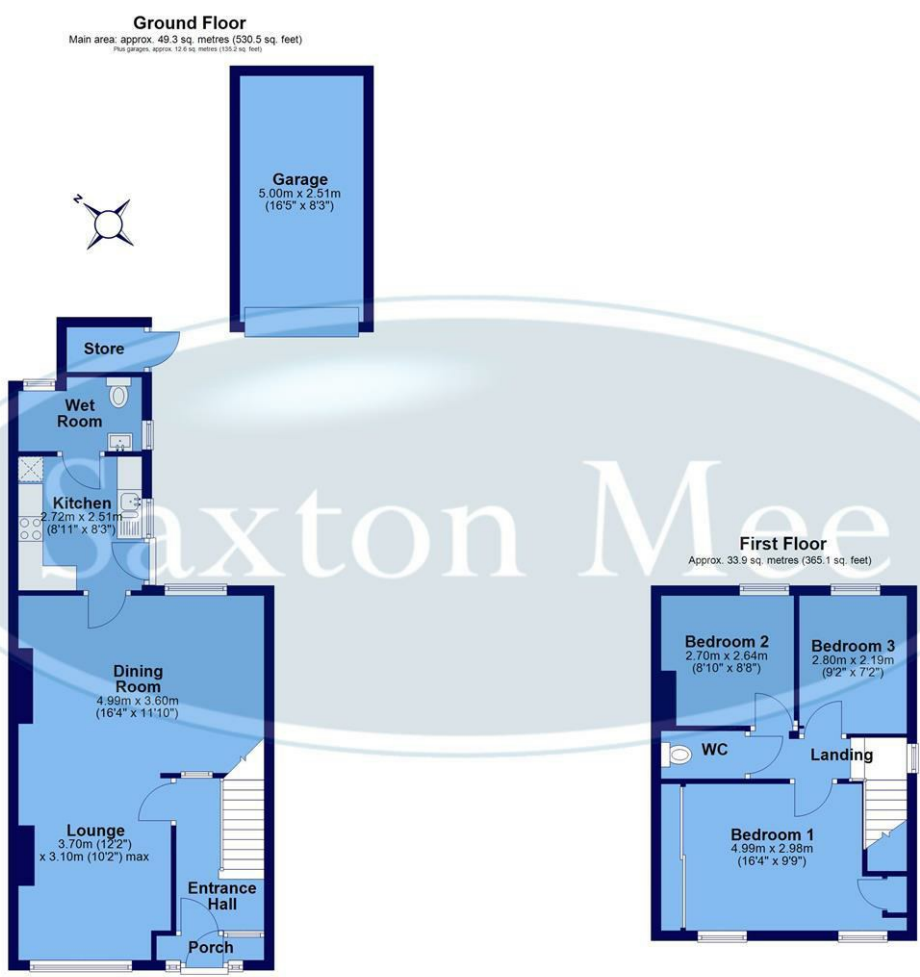
**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band 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**  
Main area: approx. 49.3 sq. metres (530.5 sq. feet)  
Plus garages: approx. 12.6 sq. metres (135.2 sq. feet)

**First Floor**  
Approx. 33.9 sq. metres (365.1 sq. feet)

Main area: Approx. 83.2 sq. metres (895.6 sq. feet)  
Plus garages: approx. 12.6 sq. metres (135.2 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](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <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>		69	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <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		