

# Saxton Mee



Ridal Avenue Stocksbridge Sheffield S36 1EY  
Guide Price £160,000



## Ridal Avenue

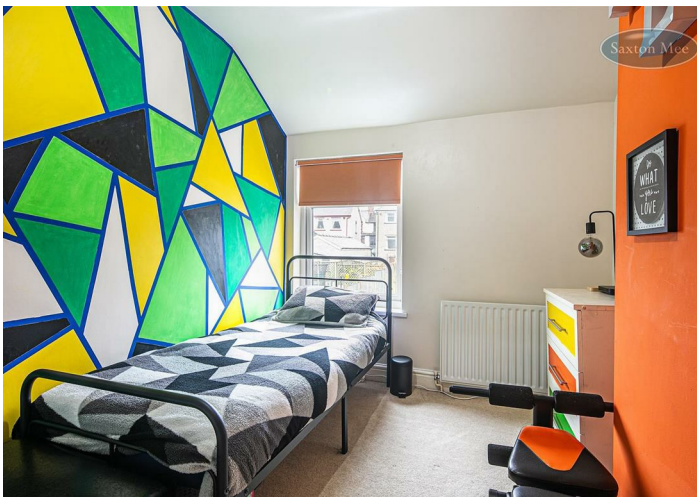
Sheffield S36 1EY

**Guide Price £160,000**

GUIDE PRICE £160,000-£170,000 \*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* Welcome to this charming three bedroom semi detached property located on Ridal Avenue in the picturesque Stocksbridge area of Sheffield. The property enjoys a south facing rear garden and benefits from uPVC double glazing and gas central heating. Tastefully decorated throughout the living accommodation briefly comprises front uPVC door which opens into the entrance hall. Access into the generously proportioned lounge/dining room. This bright and airy space has dual aspect windows and attractive flooring throughout. A door then opens 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 electric oven and housing for a tumble dryer. There is a rear entrance door and access into a useful utility area with plumbing for a washing machine and space for an American style fridge freezer. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The master to the front benefits from fitted wardrobes. Both bedroom two and three both overlook the rear garden. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- GENEROUS LOUNGE & DINING ROOM
- SEPARATE KITCHEN & UTILITY
- SOUTH FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES
- LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS
- MOTORWAY LINKS





**OUTSIDE**

To the front is a gravelled area. Access down the side leads to the fully enclosed, south facing rear garden which has composite decking and a lawn.

**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.

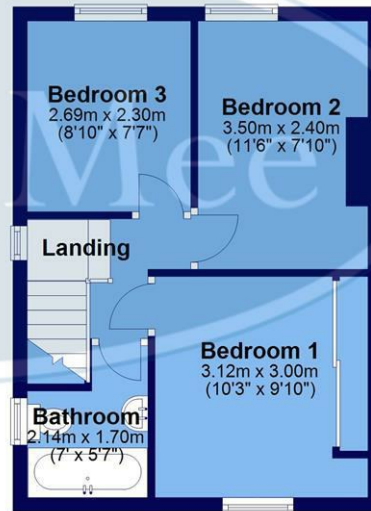
## Ground Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



## First Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



Total area: approx. 76.6 sq. metres (825.0 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(55-68)	D		
(35-54)	E		
(21-34)	F		
(1-20)	G		
Very energy efficient - higher running costs			
England & Wales		69	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		66	82