

# Saxton Mee



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Pot House Lane Stocksbridge Sheffield S36 1ES  
Offers Around £335,000

**St Luke's**  
Sheffield's Hospice

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Offers Around £335,000

Viewing is essential to appreciate the accommodation on offer of this stone fronted three bedroom, two bathroom detached property which enjoys attractive views, a lovely rear garden with a solid wood gazebo and benefits from uPVC double glazing and gas central heating. The property has been modernised by the current owner and is tastefully decorated throughout. Set over three levels, the spacious and well presented living accommodation comprises front entrance porch with a door opening into the inner lobby with access into the lounge and the kitchen. The elegant lounge has a front window allowing natural light, while the centre piece is the multi fuel cast iron stove set in the fireplace. The kitchen has a modern and contemporary range of wall, base and drawer units with a granite worktop which incorporates the four ring induction hob with extractor above. Appliances include integrated larder fridge, a freezer and a Neff double oven with built in microwave. The central island incorporates the sink, drainer and integrated dishwasher. Attractive flooring flows into the day room/dining room which has uPVC French doors opening onto a Juliet balcony. A staircase descends to the lower ground floor with access into the bathroom and the utility room. The stunning bathroom comes with a modern bath, WC and wash basin set in a vanity unit. The good size utility room has base units with worktops which incorporate the sink and drainer. There is housing and plumbing for a washing machine and tumble dryer and a rear entrance door. From the inner lobby, a staircase rises to the first floor landing with access into the three spacious bedrooms and a shower room. Bedroom one to the front has ample space for bedroom furniture. Double bedroom two has two rear windows enjoying the views and filling the room with natural light. Double bedroom three is front facing and has access to a storage cupboard. The shower room has a double walk in shower, WC and wash basin.

- EARLY VIEWING ADVISED
- STUNNING FAMILY HOME
- ACCOMMODATION OVER THREE SPACIOUS LEVELS
- LOUNGE, KITCHEN & DINING ROOM
- BATHROOM, SEPARATE SHOWER ROOM & UTILITY
- ATTRACTIVE REAR OUTLOOK & A LOVELY GARDEN WITH A SOLID WOOD GAZEBO





**OUTSIDE**  
To the front is a stone wall with wrought iron railings and gate. To the rear is a fully enclosed tiered garden with a lovely patio, an abundance of plants and shrubs and a lawn. The solid wood gazebo with a slate roof is perfect for outside entertaining. There is access to a good size store room with a wash basin. Generous outdoor storage space, ideal for garden and sports equipment.

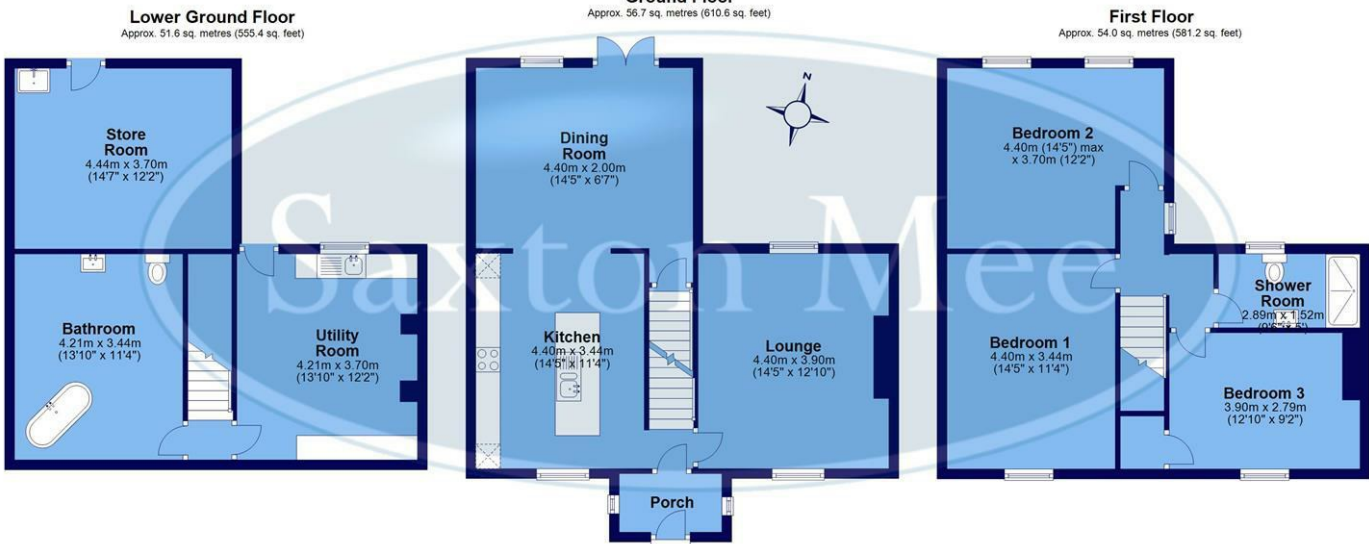
**LOCATION**  
Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox 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 is currently Council Tax Band B.

**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.



Total area: approx. 162.3 sq. metres (1747.2 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**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	81	58

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(61-81) B			
(41-61) C			
(21-41) D			
(1-21) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		