

# Saxton Mee



**Cross Lane Stocksbridge Sheffield S36 1AY**  
**Price £225,000**



## Cross Lane

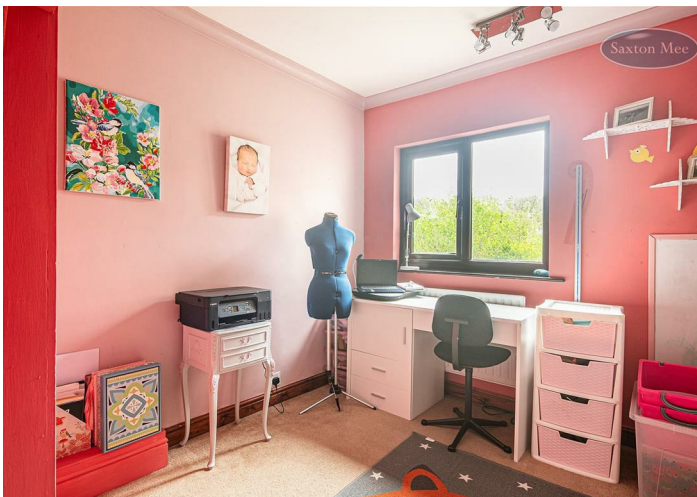
Sheffield S36 1AY

Price £225,000

Located in this fantastic position close to Underbank Reservoir and stunning open space is this charming, three bedroom semi detached property which benefits from a south facing rear garden, a large two storey rear extension, a driveway, uPVC double glazing and gas central heating. In brief, the living accommodation comprises uPVC door which opens into a side porch with access to an under stair cupboard which houses the gas boiler, there is ample space for coats and shoes and a rear entrance door. A door then opens into the entrance hall with access into the lounge, kitchen/diner and the bathroom. The lounge to the front has a large bay window allowing natural light and enjoying the fabulous aspect over the Valley and reservoir beyond, there is a window seat with storage and an attractive fireplace with tiling to the hearth. Access to an entrance lobby with a front door. The extended kitchen/diner has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge, freezer along with housing and plumbing for a washing machine. Double doors open onto the rear garden. The bathroom comes with a three piece suite including bath with overhead shower, attachment, WC and wash basin. A staircase rises to the spacious first floor landing with access into the loft space and the three good size bedrooms. The master has two front facing windows making this a bright and airy space while enjoying the fabulous views and benefits from fitted wardrobes and a storage cupboard over the stairs. Bedroom two overlooks the fantastic countryside and has a storage cupboard. Bedroom three forms part of the extension and again enjoys the stunning views.

- VIEWING RECOMMENDED
- EXTENDED, THREE BEDROOM SEMI DETACHED PROPERTY
- STUNNING ASPECTS TO THE FRONT & REAR WITH UNDERBANK RESERVOIR & OPEN COUNTRYSIDE
- SOUTH FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS CLOSE-BY
- MOTORWAY LINKS





**OUTSIDE**

To the front is a gravelled garden with a driveway to the side. To the rear is a fully enclosed garden which has a patio, lawn and a wooden decked seating area.

**LOCATION**

Located in close proximity to Underbank Reservoir and open countryside. There are 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.

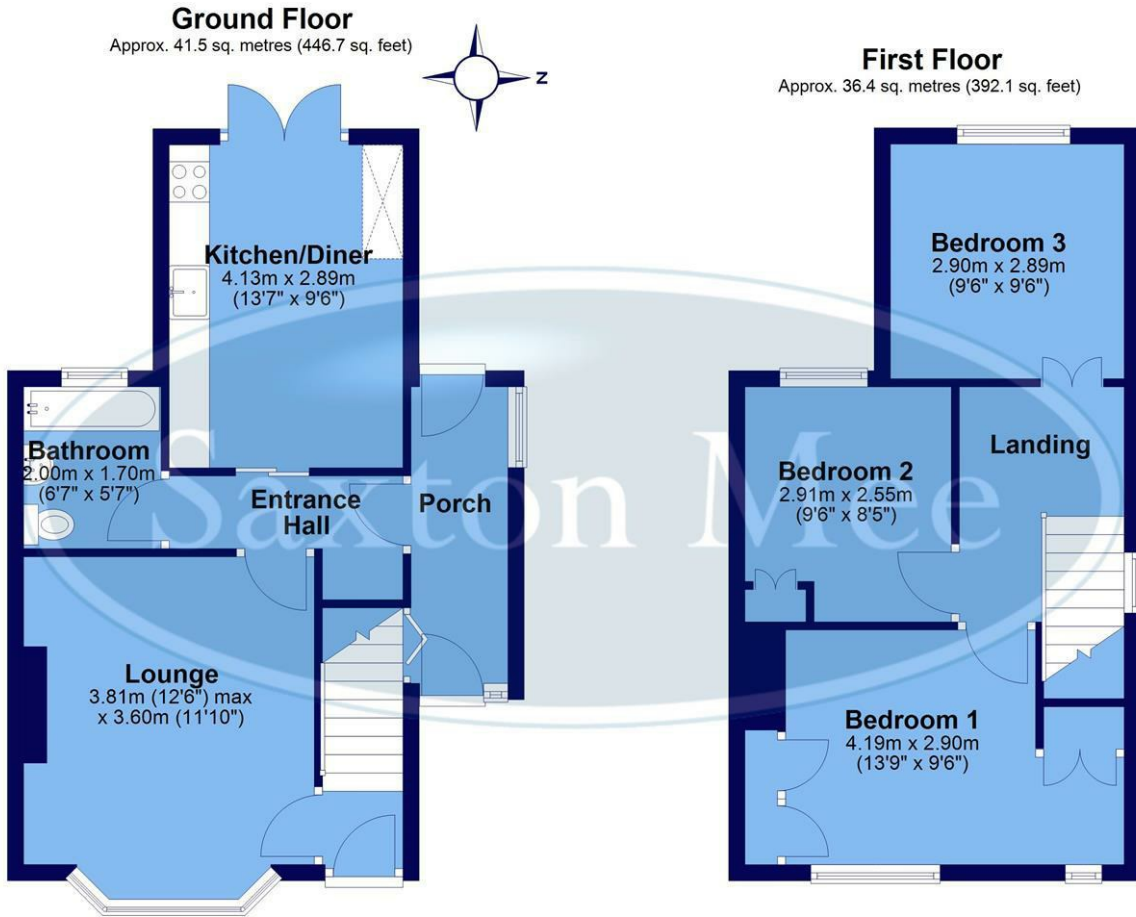
**MATERIAL INFORMATION**

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. 41.5 sq. metres (446.7 sq. feet)

**First Floor**  
Approx. 36.4 sq. metres (392.1 sq. feet)

**Total area: approx. 77.9 sq. metres (838.8 sq. feet)**

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

**Crookes  
Hillsborough  
Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-2)	G		
Not energy efficient - higher running costs			
		63	85
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		
(81-61)	B		
(55-50)	C		
(35-40)	D		
(15-10)	E		
(1-10)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		58	83
England & Wales		EU Directive 2002/91/EC	