



Smithy Moor Avenue Stocksbridge Sheffield S36 1FH  
Guide Price £170,000

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GUIDE PRICE £170,000-£180,000 \*\* RECENTLY MODERNISED THROUGHOUT \*\*

Viewing is essential to appreciate the accommodation on offer of this three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. Located in this popular area of Stocksbridge, the property is on the doorstep of fabulous countryside and Underbank reservoir. Tastefully decorated throughout the well presented living accommodation briefly comprises front uPVC door which opens into the entrance hall with a downstairs WC and access into the lounge and the kitchen/diner. The lounge has a lovely bay window to the front allowing lots of natural light, while the focal point is the attractive surround. The kitchen/diner has a range of wall, base and drawer units with contrasting work tops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine. There is a rear uPVC entrance door and a cupboard housing the gas boiler which also provides useful storage. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the three bedrooms and the bathroom. The master to the front has ample space for furniture. Double bedroom two overlooks the rear garden and again has space for furniture. The bathroom comes with a modern and contemporary three piece suite including bath with overhead shower, WC and wash basin.

- VIEWING IS RECOMMENDED
- RECENTLY MODERNISED THROUGHOUT
- THREE BEDROOMS
- LOVELY FAMILY HOME
- MODERN KITCHEN/DINER
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FOX VALLEY SHOPPING CENTRE
- CLOSE TO OPEN COUNTRYSIDE & UNDERBANK RESERVOIR
- LOCAL AMENITIES & SCHOOLS

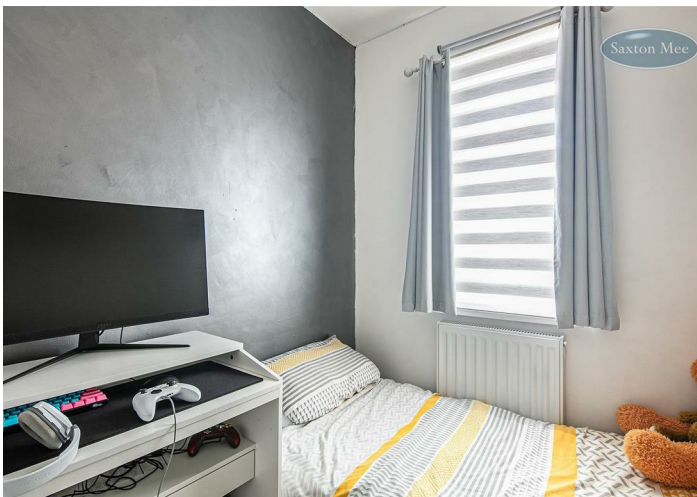




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**OUTSIDE**

To the front of the property is a driveway providing off-road parking. To the rear is a fully enclosed garden which is mostly laid to lawn and has a patio area.

**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 Leasehold with a term of 800 years running from the 1st January 1938. The property is currently Council Tax Band A.

**VALUER**

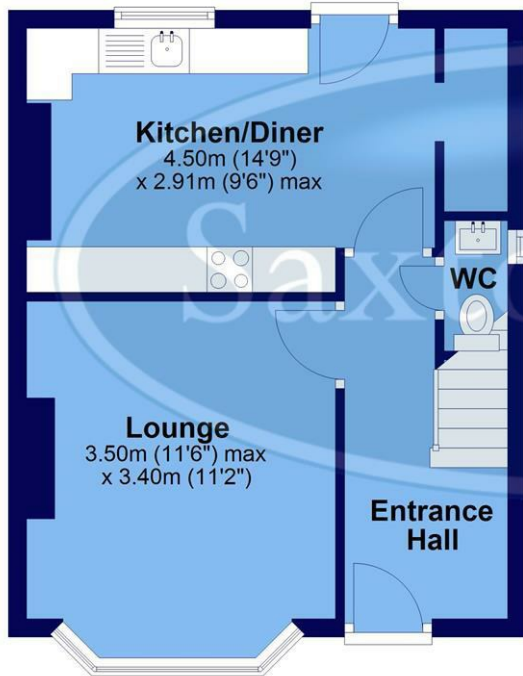
Greg Ashmore MNAEA

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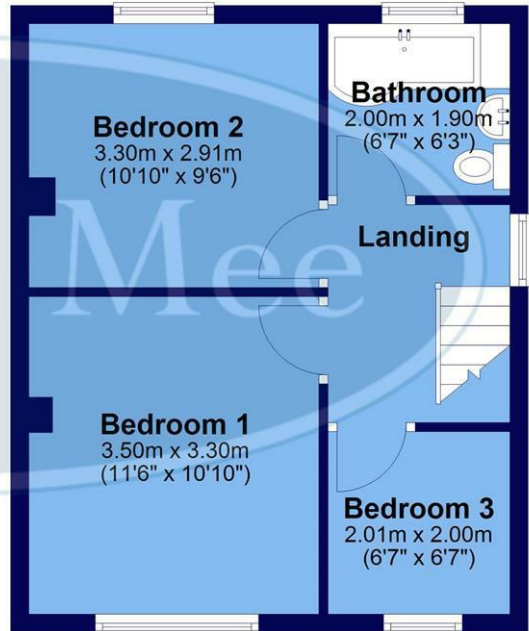
## Ground Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



**Total area: approx. 69.4 sq. metres (746.5 sq. feet)**

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

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**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		68	83
	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)	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			
	EU Directive 2002/91/EC		