



Ellorslie Drive Stocksbridge Sheffield S36 2BB
Offers Around £230,000

Ellorslie Drive

Sheffield S36 2BB

Offers Around £230,000

**** FREEHOLD ** DETACHED GARAGE **** Situated in this popular residential area is this deceptively spacious three/four bedroom detached bungalow which has a fully enclosed rear garden and benefits from a detached garage and driveway providing off-road parking, uPVC double glazing and gas central heating throughout. In brief, the versatile living accommodation briefly comprises front composite door which opens into the entrance hall with two storage cupboards and access via pull-down loft ladders into the fully boarded loft space. This in turn gives access to an occasional attic room with a Velux window. There is access into the lounge, the three/four bedrooms, a separate WC, shower room and open plan kitchen/dining room. The well proportioned lounge has two front windows allowing lots of natural light, while the focal point is the modern and contemporary electric fire. The good size open plan kitchen and dining room 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 a double electric oven along with housing and plumbing for a washing machine, dishwasher, fridge and freezer. There is a wall mounted gas boiler and tiling to floor. uPVC French doors then open into the extended garden room, this bright and airy space is perfect for enjoying the rear views. Three bedrooms are double in size. Bedroom four could be used as a home office/study. The shower room comes with a walk-in shower, WC and wash basin.

- EARLY VIEWING ADVISED
- SPACIOUS THREE/FOUR BEDROOM DETACHED BUNGALOW
- OPEN PLAN KITCHEN & DINING ROOM
- EXTENDED GARDEN ROOM
- GOOD SIZE LOUNGE
- SEPARATE WC
- DRIVEWAY & DETACHED GARAGE
- POPULAR LOCATION
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY LINKS





OUTSIDE

Front lawn with attractive plants. A driveway leads to the detached garage. There original driveway has a hard standing and dropped curb. Access to the fully enclosed rear garden with a patio and planted areas, garden shed.

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 C.

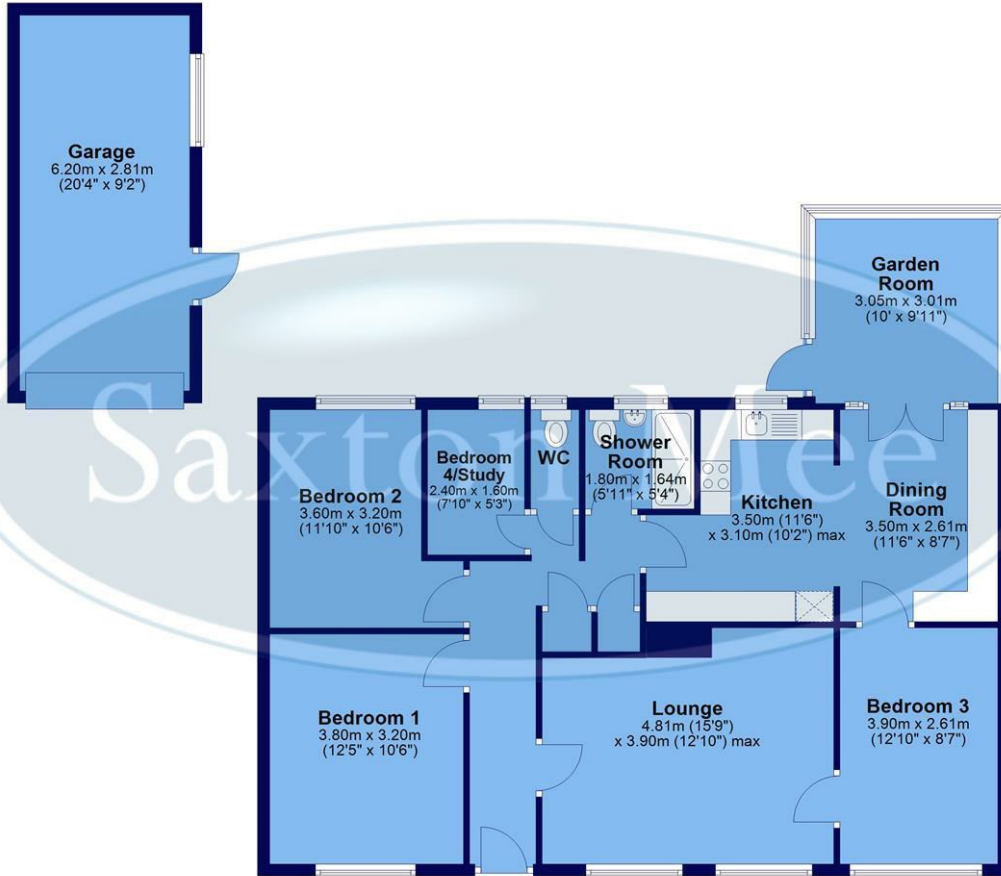
VALUER

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. 99.5 sq. metres (1070.7 sq. feet)
 Plus garages, approx. 17.4 sq. metres (187.2 sq. feet)



Main area: Approx. 99.5 sq. metres (1070.7 sq. feet)

Plus garages, approx. 17.4 sq. metres (187.2 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

