



Viola Bank Stocksbridge Sheffield S36 1FZ
Guide Price £130,000

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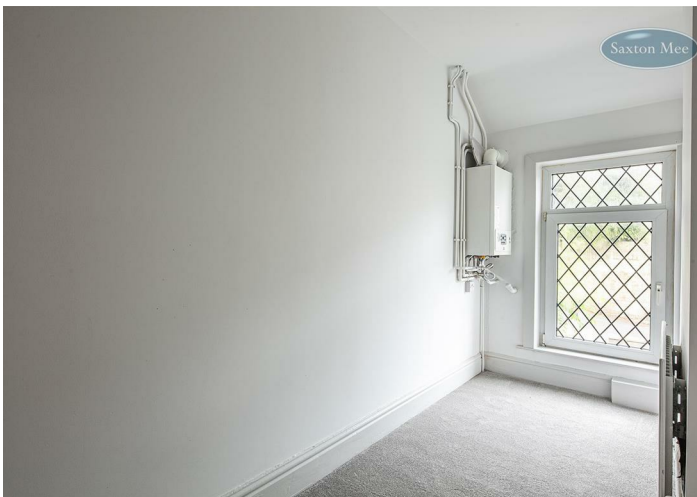
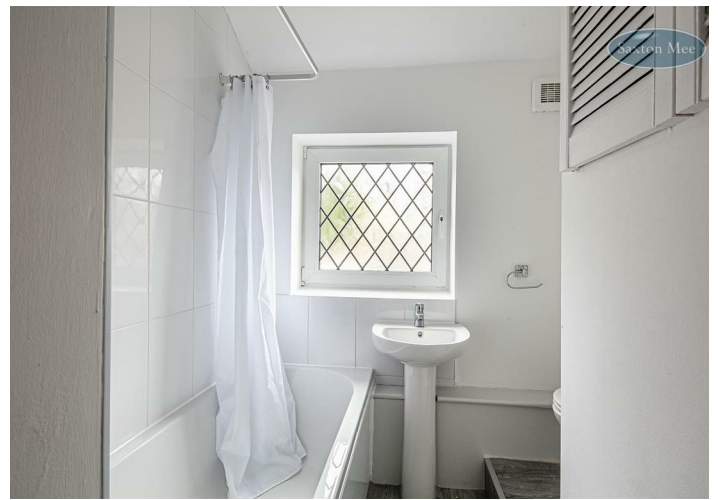
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GUIDE PRICE £130,000-£140,000 ** FREEHOLD ** NO CHAIN **

Renovated throughout including a new kitchen and bathroom, new flooring and redecorated throughout is this two bedroom mid terrace property. Backing onto woodland, the property is situated in this popular residential area and benefits from uPVC double glazing, a new boiler and gas central heating. Neutrally decorated throughout, the living accommodation briefly comprises new front composite door which opens into the kitchen. The kitchen has a modern and contemporary range of wall, base and drawer units with a contrasting work top which incorporates 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 and space for a fridge freezer. There is a storage cupboard under the stairs and a breakfast bar. The kitchen flows into the lounge with a feature fireplace. A door then opens into the extended garden room with a uPVC door opening onto the rear garden. From the kitchen, a door opens to a staircase which rises to the first floor landing with access into the loft space, the two bedrooms and the bathroom. The master enjoys the rear woodland views. Bedroom two houses the boiler. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- VIEWING IS RECOMMENDED
- IDEAL STARTER HOME OR FOR THOSE LOOKING TO DOWNSIZE
- RENOVATED THROUGHOUT
- NEW KITCHEN & BATHROOM
- WELL PRESENTED THROUGHOUT
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY LINKS





OUTSIDE

To the front is a forecourt with a patio and slate chipped area. To the rear is a tiered garden with two seating areas.

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.

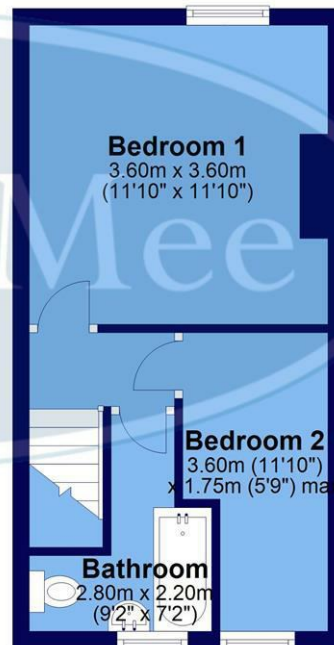
Ground Floor

Approx. 29.4 sq. metres (316.9 sq. feet)



First Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



Total area: approx. 55.7 sq. metres (599.7 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			
(92-91) A			91
(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		76	
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(61-81) B			
(39-60) C			
(15-59) D			
(1-38) E			
(1-38) F			
(1-38) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		