



Coronation Road Stocksbridge Sheffield S36 1AX
Guide Price £200,000

Coronation Road

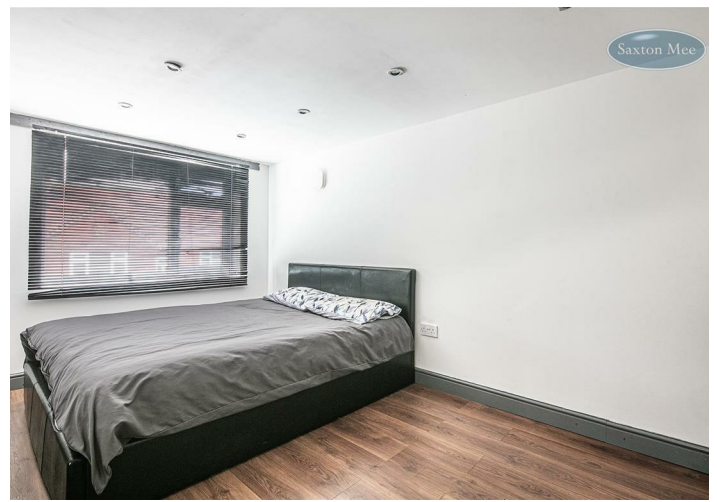
Sheffield S36 1AX

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GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** NO CHAIN ** SOUTH FACING REAR GARDEN ** Situated on this admirable corner plot is this three bedroom, two bathroom detached property which enjoys a south facing rear garden and benefits from uPVC double glazing and gas central heating. Neutrally decorated throughout, the living accommodation briefly comprises, uPVC door which opens into the porch with access into the entrance hall with access into the loft space. Access into the lounge, kitchen/diner, two bedrooms and a wet room. The lounge has uPVC French doors which open onto the rear garden. The kitchen/diner has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. There is a Range cooker with extractor above along with an integrated fridge and freezer and plumbing for a washing machine. Ample space for a dining table and chairs. Double bedroom one overlooks the rear garden and benefits from a fitted wardrobe. Bedroom two is to the rear and is a good size single. The wet room has a WC and wash basin. From the entrance hall, a staircase descends to the lower ground floor and this gives access to an open plan living area with a utility off. There is a useful cupboard and a rear entrance door. Access to double bedroom three and a three piece suite bathroom which includes a bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM DETACHED PROPERTY
- GOOD SIZE CORNER PLOT WITH SOUTH FACING GARDEN
- WET ROOM & THREE PIECE SUITE BATHROOM
- VERSATILE LIVING
- KITCHEN/DINER
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY LINKS





OUTSIDE

Situated on this good size corner plot with a south facing garden which is mainly laid to patio for easy maintenance. There is a garden to the side with access to the entrance door.

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

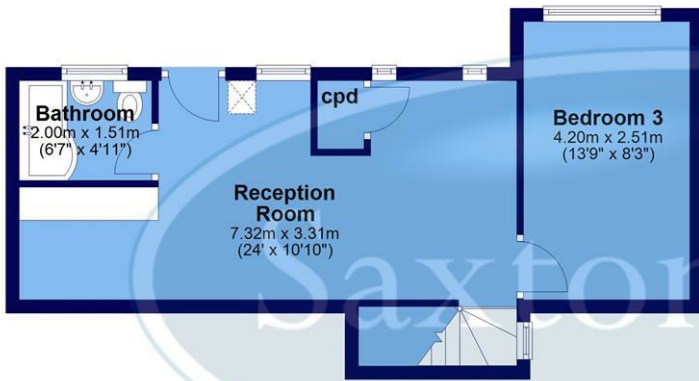
The property is Freehold and currently Council Tax Band B.

VALUER

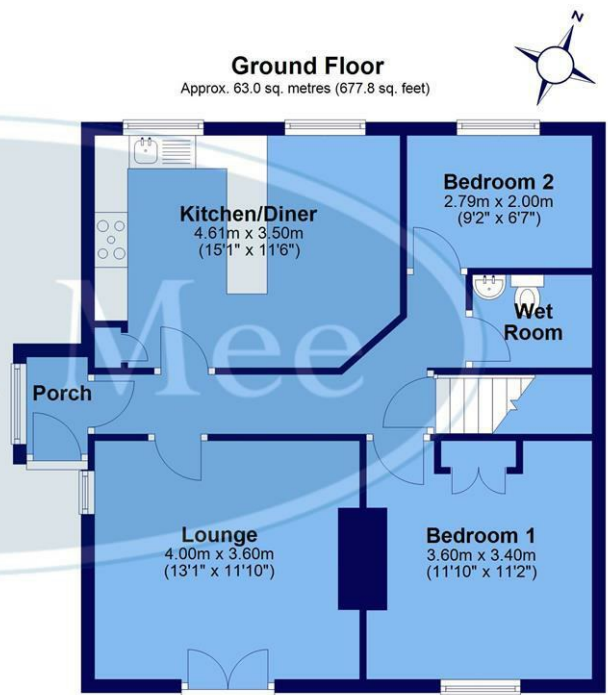
Greg Ashmore MNAEA

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.

Lowest Ground Floor
Approx. 38.0 sq. metres (409.3 sq. feet)



Ground Floor
Approx. 63.0 sq. metres (677.8 sq. feet)



Total area: approx. 101.0 sq. metres (1087.1 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-60)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		52	74