

Saxton Mee



Hope Street Stocksbridge Sheffield S36 1BR
Offers Around £100,000



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**** FREEHOLD ** NO CHAIN **** Benefiting from a driveway and detached garage is this spacious, two double bedroom semi detached property which is in need of some modernising and ideal for the discerning purchaser to alter, adapt and update to their own tastes. Situated in this popular residential area with easy access to amenities including Fox Valley Shopping Centre, motorway links and Sheffield City Centre. In brief, the living accommodation comprises, front door which opens into the lounge with a front window and feature fireplace. A door then opens into the inner lobby with access into the kitchen/diner which has a range of units with complementary worktops which incorporate the sink and drainer. The kitchen currently has an Aga range cooker which provides heating and hot water as well as the cooking facilities but this could be replaced by a modern range cooker for which there is ample room. There is a rear entrance door and access to the cellar. The cellar would be ideal for storage or as a workshop or with considerable work and imagination a den or playroom. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms. Bedroom one is a good size double and to the rear of the property and benefits from fitted wardrobes. Double bedroom two is to the front and again benefits from fitted storage. From the landing, a staircase rises to the second floor and the shower room with WC and wash basin.

- EARLY VIEWING ADVISED
- FANTASTIC OPPORTUNITY
- TWO DOUBLE BEDROOMS
- LOUNGE & KITCHEN/DINER
- DRIVEWAY & DETACHED GARAGE
- CELLAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY LINKS





OUTSIDE
A driveway leads to the rear and the detached garage.

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.

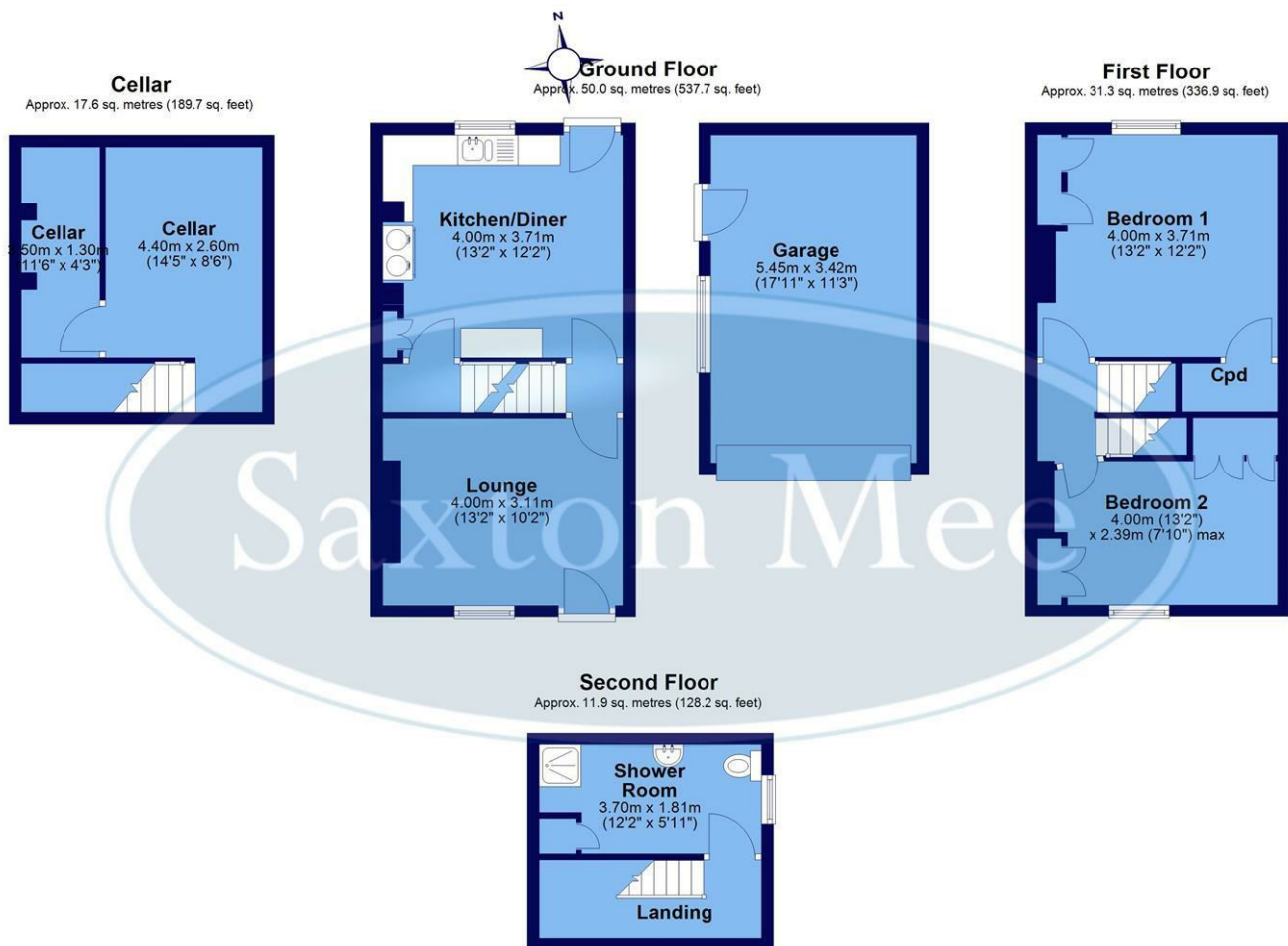
Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the 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
Chris Spooner

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.

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Total area: approx. 110.8 sq. metres (1192.5 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(81-91) A	
(81-91) B		(61-80) B	
(69-80) C		(55-60) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
79	15		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC