



Askew Court Stocksbridge Sheffield S36 1AF  
Guide Price £150,000

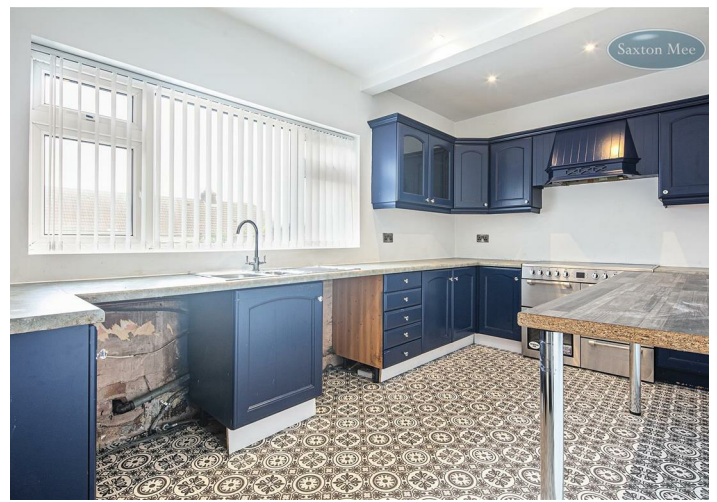
## Askew Court

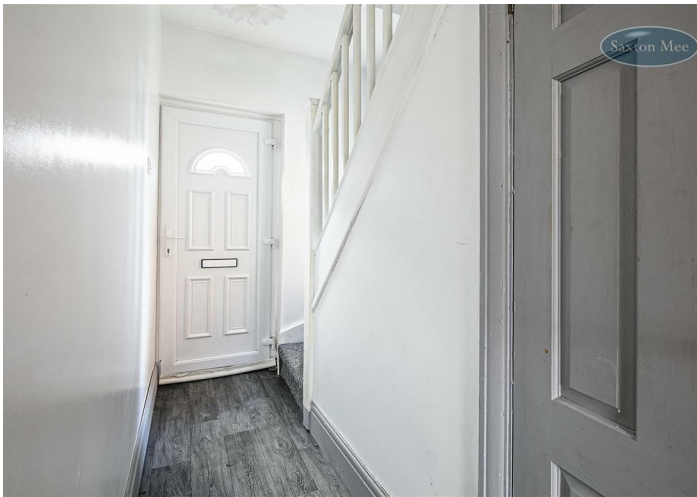
Sheffield S36 1AF

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GUIDE PRICE £150,000-£160,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Situated on this quiet cul-de-sac position is this three double bedroom end terrace which has a good size rear garden and benefits from off-road parking, uPVC double glazing and gas central heating. The property has been refurbished and modernised including but not limited to a new bathroom, rewired, brand new boiler, central heating system and radiators, flooring and decorated throughout. The living accommodation briefly comprises, front uPVC door which opens into the entrance hall with an under stair storage cupboard and access into the lounge and the kitchen/diner. The lounge has a large front window allowing natural light. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. There is space for a Range cooker along with plumbing for a dishwasher and washing machine. There is a useful storage cupboard and a downstairs WC. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three double bedrooms and the bathroom. The master is a good size double and is to the front of the property. Bedrooms two and three overlook the rear. The bathroom comes with a three pieces suite including bath with overhead electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- REFURBISHED & MODERNISED
- THREE DOUBLE BEDROOMS
- GOOD SIZE LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS WC
- OFF-ROAD PARKING
- GOOD SIZE REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, PUBLIC TRANSPORT LINKS & SCHOOLS





**OUTSIDE**

A good size drive provides off-road parking. A gate opens to the fully enclosed rear garden which is mostly laid to lawn and has a patio.

**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.

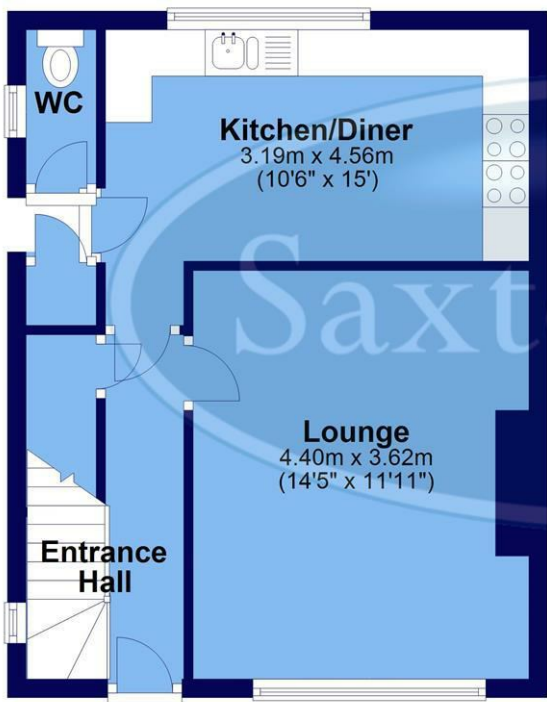
**VALUER**

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.

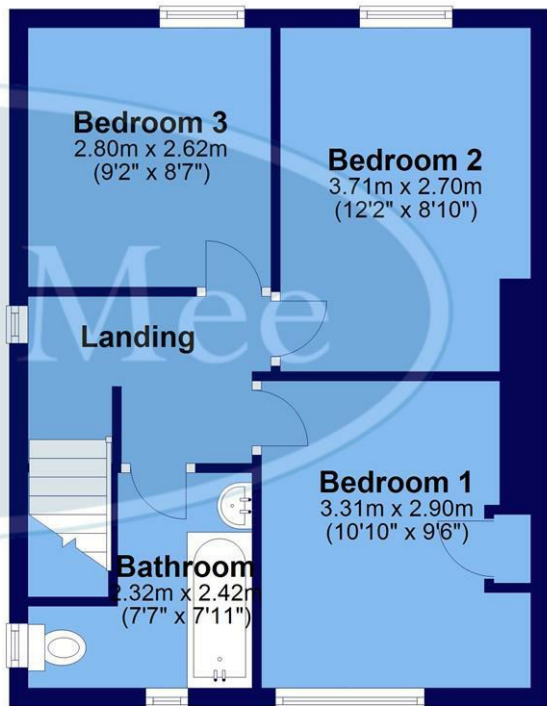
## Ground Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 75.7 sq. metres (814.6 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		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Very energy efficient - lower running costs		84	46
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	