

Saxton Mee



Whitwell Crescent Stocksbridge Sheffield S36 1GD
Offers Around £120,000

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**** FREEHOLD ** NO CHAIN **** Situated on this popular residential road is this stone fronted, two double bedroom end terrace which benefits from a new boiler, gas central heating and uPVC double glazing. Set over three levels, the living accommodation briefly comprises, front uPVC door which opens into the lounge with an electric fire set in an attractive surround. Double doors then open into the kitchen which has a range of wall, base and drawer units with a contrasting worktop 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 an under-counter fridge. There is an under stair cupboard/pantry with fitted shelving and this houses the gas boiler. Rear entrance door. A staircase rises to the first floor landing with access into the master bedroom and the bathroom. The master is a good size double with laminate flooring and ample space for furniture. The spacious bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and attic double bedroom two with Velux windows to both the front and rear, attractive flooring and fitted eaves storage.

- EARLY VIEWING ADVISED
- FANTASTIC OPPORTUNITY
- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- LOUNGE & KITCHEN
- REAR GARDEN
- NEARBY PLAYGROUND
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, TRANSPORT LINKS & SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAYS





OUTSIDE

A low stone wall encloses a front garden. To the rear is a garden area.

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

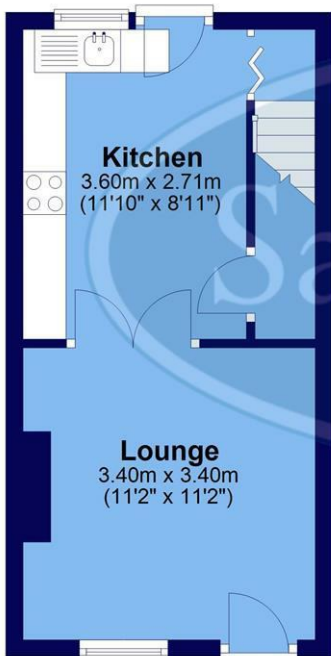
Greg Ashmore MNAEA

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. 23.7 sq. metres (255.4 sq. feet)



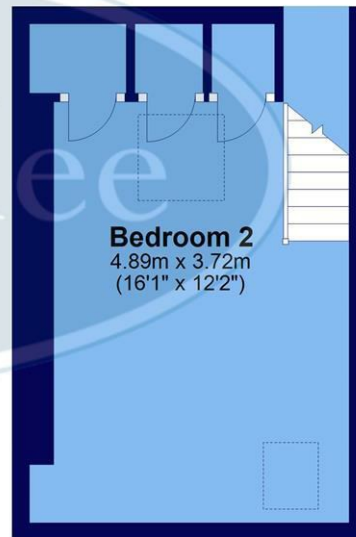
First Floor

Approx. 24.1 sq. metres (259.4 sq. feet)



Second Floor

Approx. 21.6 sq. metres (232.1 sq. feet)



Total area: approx. 69.4 sq. metres (746.9 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
45	82	42	82

Energy Efficiency Rating

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

EU Directive 2002/91/EC