

# Saxton Mee



**Pennine View Stocksbridge Sheffield S36 1ER**  
**Offers Around £320,000**



## Pennine View

Sheffield S36 1ER

Offers Around £320,000

Situated on this larger than average corner plot is this effectively extended, three good size bedroom detached property which enjoys gardens to the front, side and rear and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating throughout. Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises, front uPVC door which opens into the entrance hall with a storage cupboard and under stair storage. Access into the lounge and the kitchen/diner. The generously proportioned through lounge and dining room benefits from numerous windows to the front and uPVC French doors to the rear filling the room with natural light. The kitchen/diner has a modern range of wall, base and drawer units with contrasting worktops which incorporate the sink, drainer and four ring hob with extractor above. Integrated appliances include a double electric oven, fridge, freezer and dishwasher. There is a breakfast bar, upright modern radiator and attractive flooring. Rear uPVC French doors open onto the rear garden. There is a separate utility room with plumbing for a washing machine and space for a tumble dryer as well as a downstairs WC. From the entrance hall, a staircase rises to the spacious first floor landing with access into the useful loft space, storage cupboard, the three good size bedrooms and the bathroom. The master is a good size double and benefits from fitted wardrobes. Bedroom two overlooks the rear garden and again benefits from fitted wardrobes. The bathroom comes with a modern and contemporary three piece suite including bath with overhead shower, WC and wash basin.

- VIEWING RECOMMENDED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- DRIVEWAY & GARAGE
- LARGE CORNER PLOT
- THREE BEDROOMS
- MODERN KITCHEN/DINER & THROUGH LOUNGE/DINING AREA
- UTILITY & DOWNSTAIRS WC





**OUTSIDE**

Situated on this larger than average plot with gardens to three sides mostly laid to lawn with attractive planted borders. Driveway which leads to the single garage with up and over door. To the rear is a composite decked area and patio. The property could be extended to the side with the necessary planning permission.

**LOCATION**

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band C.

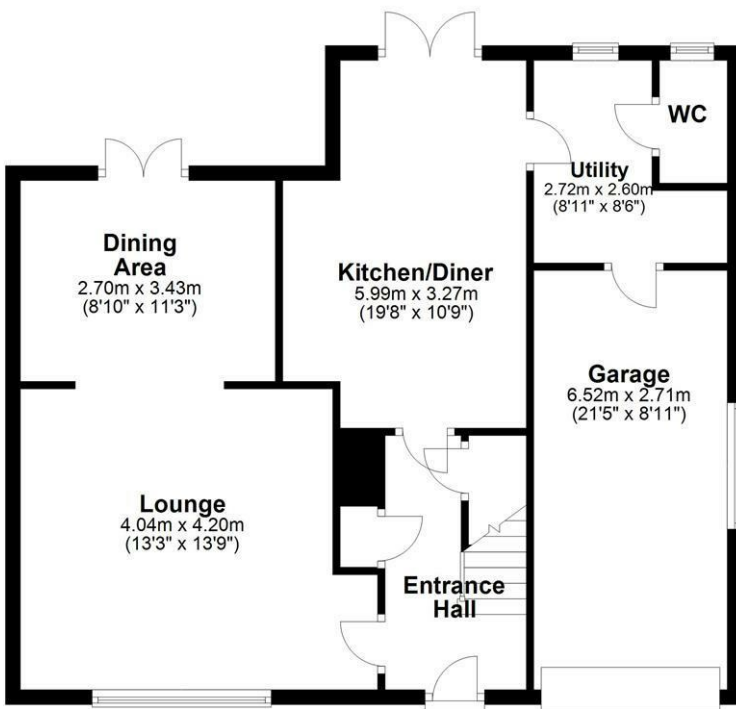
**VALUER**

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.

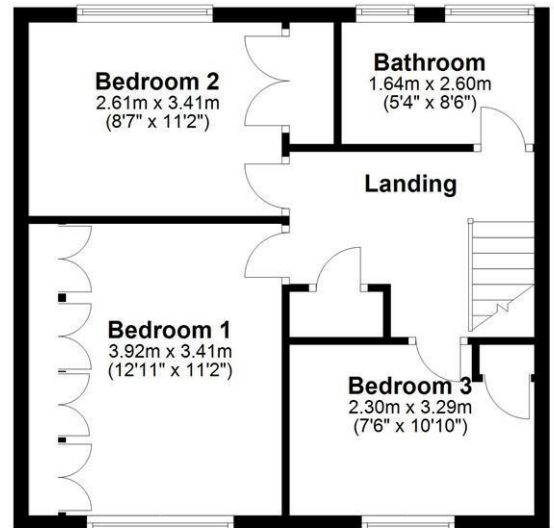
### Ground Floor

Approx. 74.1 sq. metres (797.3 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 119.2 sq. metres (1282.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	