

# Saxton Mee



**Victoria Street Stocksbridge Sheffield S36 1FY**  
**Offers In The Region Of £170,000**





## Victoria Street

Sheffield S36 1FY

**Offers In The Region Of £170,000**

**\*\* NO CHAIN \*\* FREEHOLD \*\*** Situated in this popular residential area is this three bedroom, one bathroom semi detached property which benefits from a fully enclosed rear garden, uPVC double glazing and gas central heating throughout. Set over two levels, the living accommodation briefly comprises, front uPVC entrance door which opens into the hallway with access into the lounge and the kitchen/diner. Attractive laminate flooring flows throughout the ground floor. The lounge has a large front bay window filling the room with natural light. The kitchen has a modern range of wall, base and drawer units in cream with a complementary work surface which incorporates the sink/drainage. An Island incorporates the gas hob with extractor above. Integrated appliances include an electric oven. There are rear French uPVC doors which open onto the rear garden/decking. A rear facing uPVC double glazed window overlooks the garden allowing plenty of light through. From the hallway a staircase rises to the first floor landing with access into the two double bedrooms, a single bedroom and the bathroom. The bathroom comes with a modern and contemporary three piece suite including a bath with overhead shower, WC and wash basin. There are extensive views from the rear of the property.

- NO CHAIN
- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- THREE BEDROOMS
- KITCHEN/DINER & LOUNGE
- FULLY ENCLOSED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS







## OUTSIDE

There is a good size rear garden with a decked 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.

## MATERIAL INFORMATION

FREEHOLD

CURRENTLY COUNCIL TAX BAND B

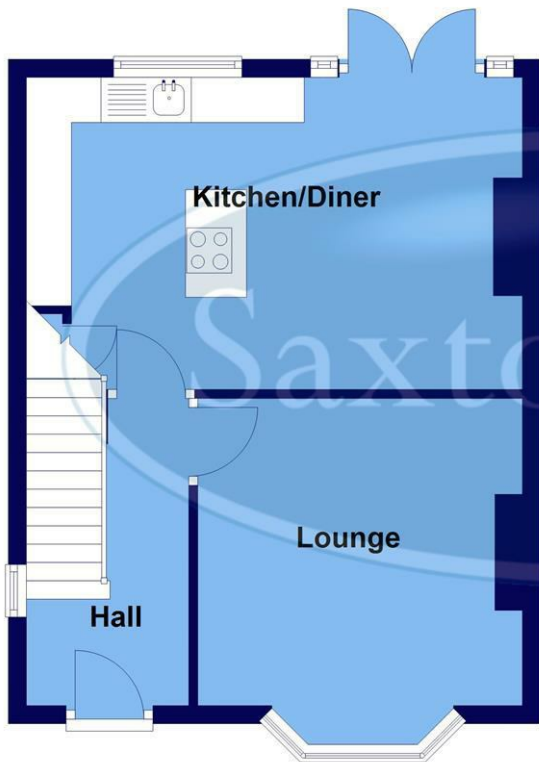
## VALUER

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.

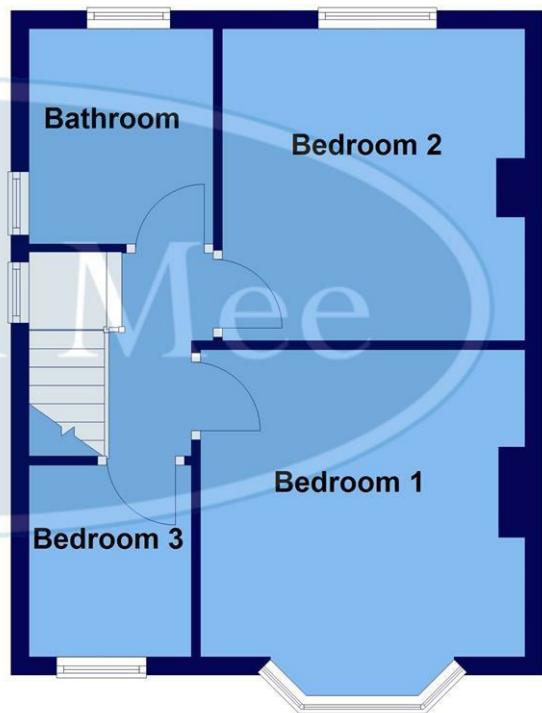
## Ground Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



Total area: approx. 77.0 sq. metres (829.2 sq. feet)

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

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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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	86
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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	