

Saxton Mee



Melbourne Road Stocksbridge Sheffield S36 1EF
Guide Price £175,000



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GUIDE PRICE £175,000-£185,000 ** FREEHOLD ** NO CHAIN ** Situated on this Garden Village Estate and enjoying attractive rear views is this three bedroom semi detached property which benefits from a detached garage and gas central heating. In brief, the living accommodation comprises, front composite door which opens into the entrance hall with under stair storage cupboards. Access into the well proportioned lounge and dining room with front and rear windows which fill the room with natural light, while the gas fire is the focal point of the dining area. There is a separate kitchen which has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink and drainer. There is space for a fridge, washing machine and oven with extractor above. Entrance door and access into the three piece suite bathroom comprising bath with overhead shower, WC and wash basin. From the entrance hall, a staircase rises to the first floor landing with access into the loft space via pull-down ladders and the three bedrooms, all benefiting from fitted wardrobes and cupboards.

- VIEWING RECOMMENDED
- THREE BEDROOM SEMI DETACHED
- WELL PROPORTIONED LOUNGE & DINING ROOM
- SEPARATE KITCHEN
- DOWNSTAIRS THREE PIECE SUITE BATHROOM
- DETACHED GARAGE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

A low wall encloses the front garden. A shared driveway leads to the rear and the detached garage with up and over door and benefits from electric and lighting. Block paved patio with planted borders. Access to store rooms, one housing the boiler.

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.

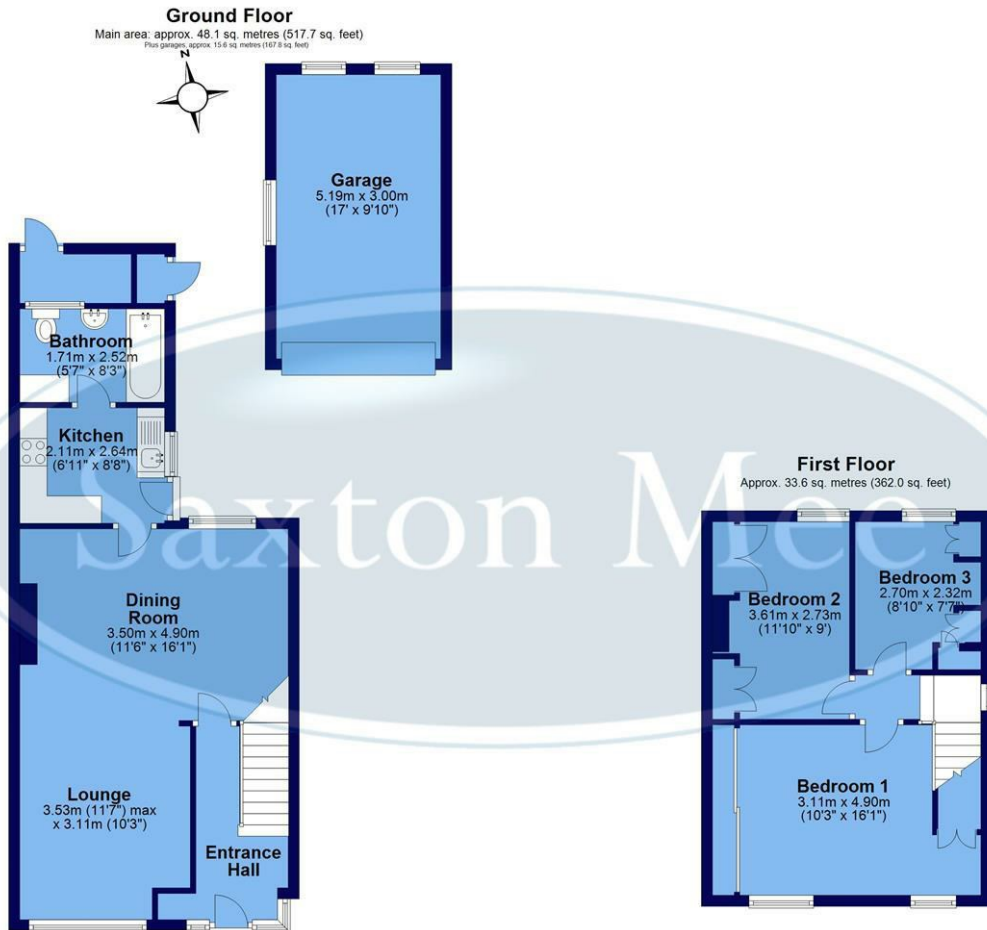
MATERIAL INFORMATION

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.



Main area: Approx. 81.7 sq. metres (879.7 sq. feet)
Plus garages: approx. 15.6 sq. metres (167.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
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		
(41-38)	F		
(1-10)	G		
Very energy efficient - higher running costs			
England & Wales		66	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		65	80