



Pot House Lane Stocksbridge Sheffield S36 1ET
Guide Price £160,000

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GUIDE PRICE £160,000-£170,000 ** FREEHOLD ** Completely modernised throughout is this two bedroom semi detached property which is situated in this popular residential area with good local schools, amenities and public transport links close-by. Improvements include a new kitchen and bathroom, new flooring and decorated throughout. The property benefits from a driveway providing off-road parking, a new summer house in the landscaped garden, uPVC double glazing and gas central heating. Neutrally decorated throughout, the well presented living accommodation briefly comprises, front uPVC door which opens into the entrance hall with access into the lounge with a large front window allowing natural light. A door then gives access to the kitchen/diner 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, dishwasher, fridge and freezer. There is a utility with plumbing for a washing machine, houses the gas boiler and has a rear uPVC entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, the two double bedrooms and the bathroom. The master has a storage cupboard and a dressing room/study. Bedroom two overlooks the rear garden. The bathroom comes with a modern three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

- EARLY VIEWING ADVISED
- MODERNISED THROUGHOUT INCLUDING A NEW KITCHEN & BATHROOM
- TWO DOUBLE BEDROOMS
- LOUNGE, KITCHEN & UTILITY
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- REAR GARDEN WITH SUMMER HOUSE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE
To the front is a driveway providing off-road parking for two cars. Access down the side of the property to the fully enclosed rear garden which is mostly laid to lawn and has a patio and has a good size summer house which has electric and water.

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.

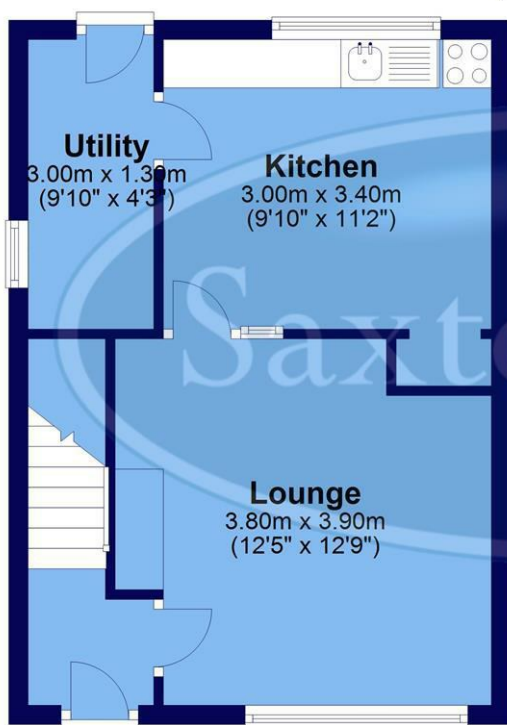
MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band A.

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.

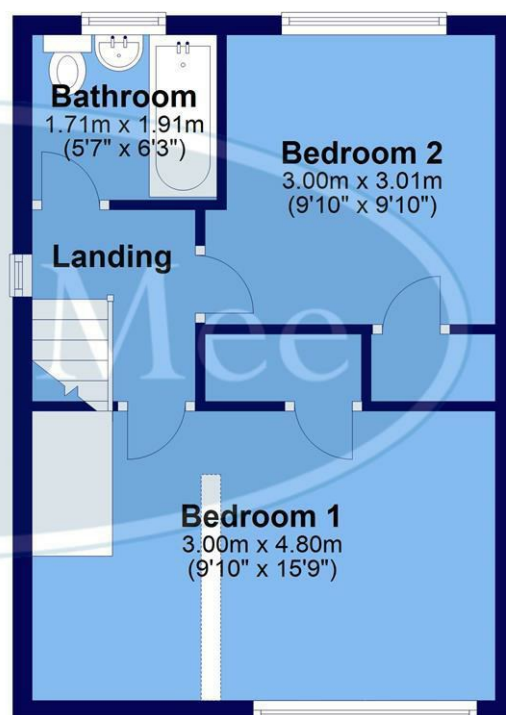
Ground Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 66.2 sq. metres (712.1 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	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
		71	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	