



Smith Road Stocksbridge Sheffield S36 1FG  
Guide Price £425,000

# Smith Road

Sheffield S36 1FG

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GUIDE PRICE £425,000-£440,000 \*\* FREEHOLD \*\* Viewing is essential to appreciate the accommodation on offer of this spacious, four good size bedroom detached property which is situated on this admirable plot with stunning gardens, a detached garage, studio and large shed/store room. The property enjoys fantastic views and benefits from a driveway providing off-road parking, uPVC double glazing, gas central heating.

Tastefully decorated, the well presented living accommodation briefly comprises, front composite door which opens into the entrance hall with a downstairs WC and storage cupboard. Access into the lounge, kitchen, study/snug and utility. The generously proportioned lounge has uPVC French doors opening onto the rear garden. The study/snug has a cast iron multi-fuel stove. The fabulous open plan kitchen leads into the dining room/family room with uPVC French doors again opening onto the rear garden. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and dishwasher along with space for a Range cooker and American style fridge freezer. The centrepiece is the central island. The utility has base and wall units with a complementary worktop which incorporates the sink and drainer. There is housing and plumbing for a washing machine and tumble dryer.

From the entrance hall, a staircase rises to the first floor landing with access into the four good size bedrooms, a dressing room/walk-in wardrobe and the bathroom. The master is a good size double, has ample space for furniture and a rear facing window enjoying the stunning views. The spacious family bathroom has a four piece suite including large bath with mixer tap and shower attachment, corner walk-in double shower cubicle, WC and wash basin set in a large combination unit.

- STUNNING VIEWS
- 4 BED DETACHED PROPERTY WITH LARGE EXTENDED GARDENS ACROSS A SUBSTANTIAL PLOT
- TWO NEWLY INSTALLED PATIO AREAS, ESTABLISHED VEG GARDEN AND LARGE LAWN WITH ORIGINAL STONE WALLS
- MULTI-USE STUDIO BUILDING WITH TILED ROOF
- LAPSED PLANNING FOR FURTHER DETACHED BUILDING/HOUSE ON PLOT





**OUTSIDE**

To the front is a stone wall enclosing a good size front garden. Gates open to a driveway providing off-road parking which leads to the large garage with electric door, electric, lighting and storage in the roof space. Access down the side of the property which leads to the studio/garden room. Large store room, two patios and a fantastic lawn with an array of plants, shrubs and trees.

**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 D.

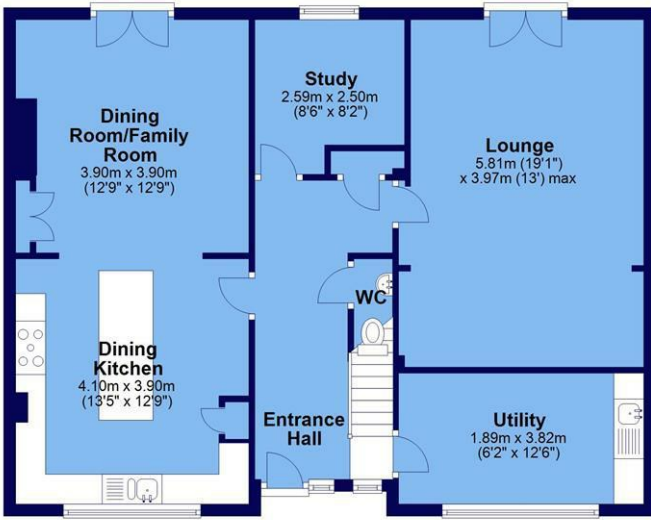
**VALUER**

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.

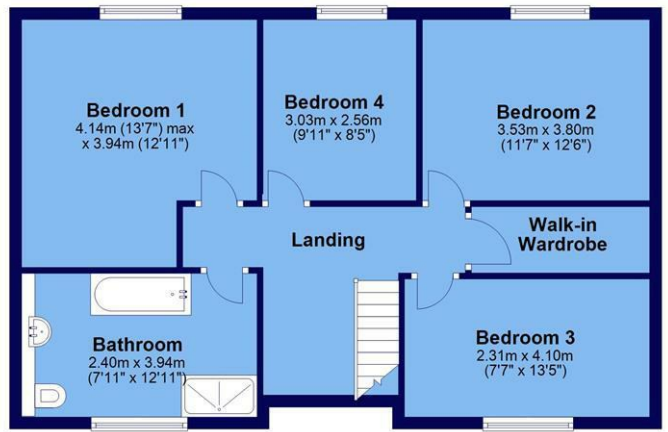
### Ground Floor

Approx. 83.9 sq. metres (903.6 sq. feet)



### First Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



Total area: approx. 153.5 sq. metres (1652.8 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	(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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	