

Saxton Mee



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



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GUIDE PRICE £160,000-£170,000 ** FREEHOLD ** NO CHAIN ** Dating back to the 19th Century is this two double bedroom cottage which benefits from a driveway providing an off-road allocated parking space, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises, front uPVC door and porch which opens into the good size lounge which has a large front window allowing natural light, electric fire, the original beams and fitted cupboards. A door then opens into an inner lobby with an under stair storage cupboard and access into the kitchen which has a range of units. Contrasting worktops incorporate the sink, drainer and the four ring hob. Integrated appliances include an electric oven. An opening leads into the extended utility/back kitchen which houses the gas boiler and has space for a fridge freezer, plumbing for a washing and tumble dryer (all included in the sale). A uPVC door opens onto a rear courtyard.

The split level property has access to bedroom two with a fitted storage cupboard. To the second level, a landing has access to the master bedroom and a shower room. The master is a fabulous double, has fitted cupboards and access to the loft space. The shower room has a walk-in shower, WC and wash basin.

- VIEWING RECOMMENDED
- LOVELY, TWO DOUBLE BEDROOM COTTAGE
- DRIVEWAY WITH AN ALLOCATED PARKING SPACE
- LOUNGE, KITCHEN & UTILITY/BACK KITCHEN
- GOOD SIZE GARDEN TO THE FRONT & A REAR COURTYARD
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAYS





OUTSIDE

A driveway provides an off-road allocated parking space, which could be extended or a garage installed subject to the necessary planning consents. A low wall encloses a front lawned garden with a central path leading to the entrance door. Composite garden shed (tools included in the sale). To the rear is a courtyard.

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.

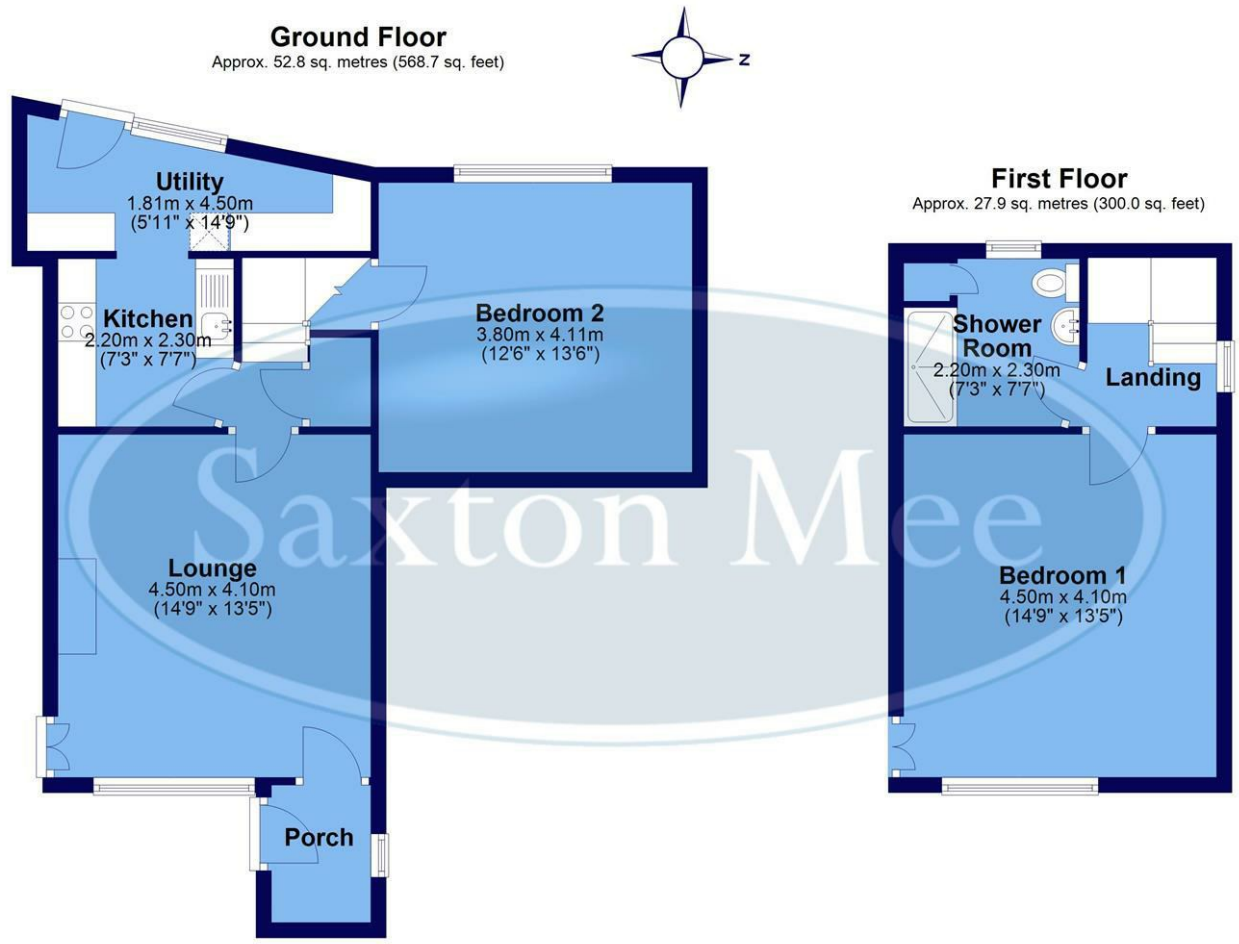
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band 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.



Total area: approx. 80.7 sq. metres (868.8 sq. feet)

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
54	82	50	82

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).