



Maple Grove Stocksbridge Sheffield S36 1ED
Guide Price £160,000

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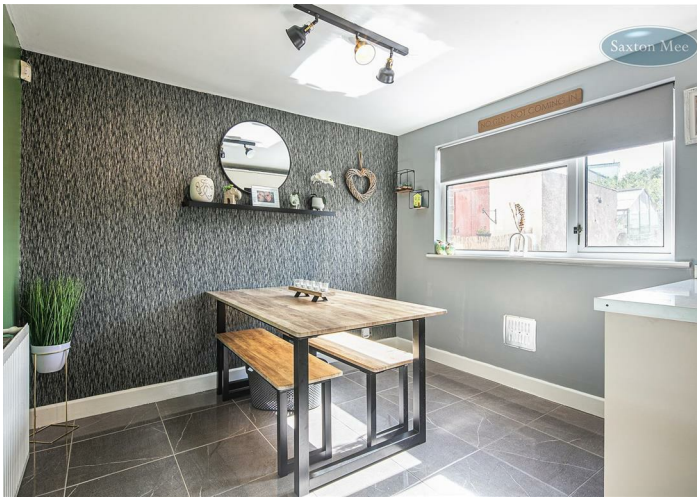
GUIDE PRICE £160,000-£170,000 ** FREEHOLD ** Enjoying a stunning outlook and situated at the end of this quiet cul-de-sac is this three bedroom end townhouse which has a south facing rear garden, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises, front uPVC door which opens into the entrance hall with an under stair storage cupboard which houses the modern gas boiler. Access into the lounge and the kitchen. The lounge has a front window allowing natural light, while the focal point is the modern electric fire. The open plan kitchen/diner has a modern range of wall, base and drawer units. Contrasting worktops incorporates the sink and drainer. There is an integrated dishwasher along with space for an oven (included in the sale) and washing machine. There is a lovely tiled floor throughout and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with a side window enjoying the lovely views and access into the useful boarded loft space, the three bedrooms and the bathroom. The master is a good size double and benefits from fitted wardrobes. Double bedroom two overlooks the rear enjoying the stunning views and has a storage cupboard. Bedroom three is a good size single and to the front of the property. The bathroom has a modern suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY, THREE BEDROOM TOWNHOUSE
- SOUTH FACING GARDEN WITH A STUNNING OUTLOOK
- LOUNGE & A KITCHEN/DINER
- THREE PIECE SUITE BATHROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

To the front is a lawn with a block paved path leading to the entrance door. Access down the side of the property to the south facing, fully enclosed rear garden with a block paved area, brick built outbuilding and a lawn.

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.

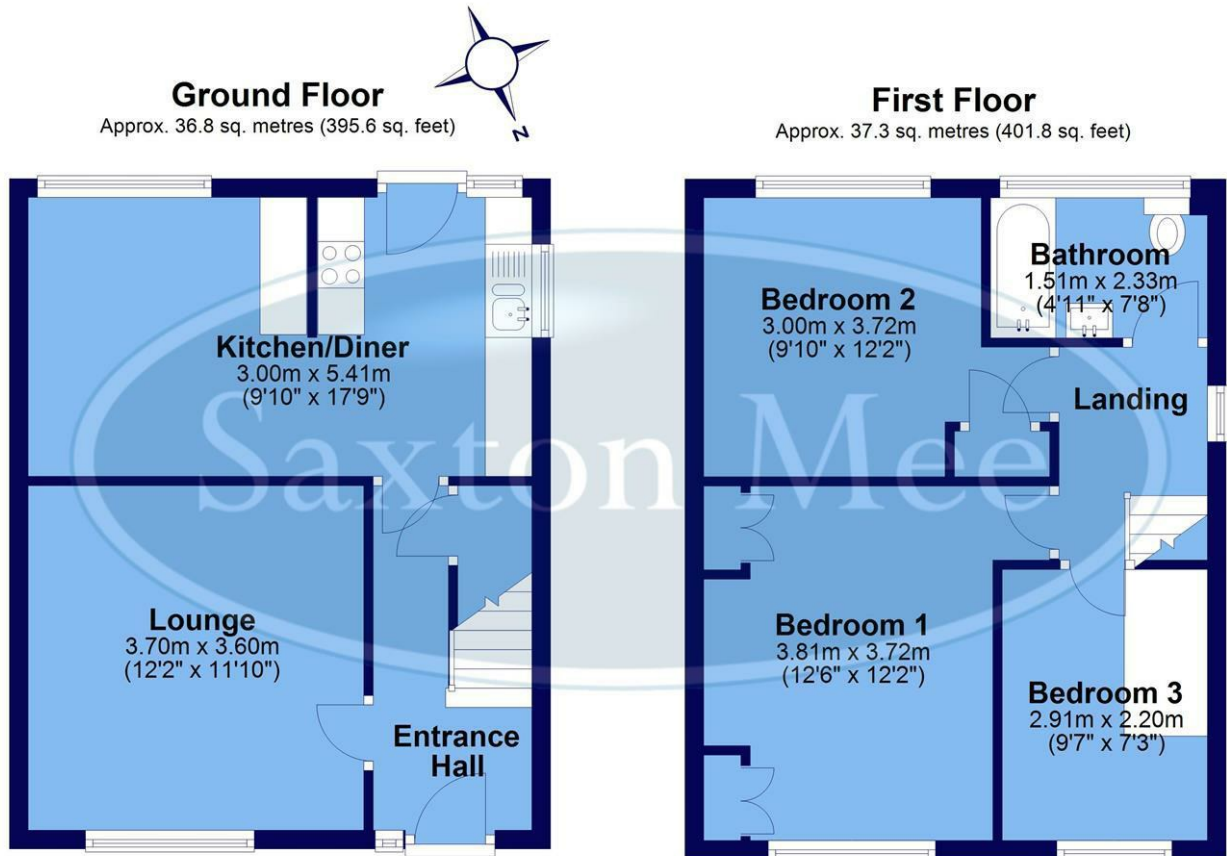
MATERIAL INFORMATION

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. 36.8 sq. metres (395.6 sq. feet)

First Floor
Approx. 37.3 sq. metres (401.8 sq. feet)

Total area: approx. 74.1 sq. metres (797.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
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) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) 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		EU Directive 2002/91/EC	82