

Saxton Mee



St. Marys Terrace Bolsterstone Sheffield S36 3ZL
Guide Price £220,000



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GUIDE PRICE £220,000-£230,000 ** FREEHOLD ** NO CHAIN ** A unique opportunity has arisen to acquire this two double bedroom stone built cottage which enjoys a lovely front garden and benefits from uPVC double glazing and gas central heating. Located in the sought after rural village of Bolsterstone, situated in the Peak District National Park with ample parking in the village square and a communal field for Bolsterstone residents (with restrictions). The property is within close proximity to excellent local amenities, with The Fox Valley Shopping Centre a short drive away, along with good road and motorway links.

Neutrally decorated throughout, the living accommodation briefly comprises, front uPVC entrance door which opens into the lounge. This well proportioned room has feature beams, a gas fire set in an attractive surround and a front window allowing natural light. Access to the vaulted cellar. The lounge leads into a hallway with access into the downstairs shower room and the kitchen. The kitchen has a range of wall, base and units. Contrasting worktops incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine and space for a fridge freezer. Rear entrance door.

From the lounge, a staircase rises to the first floor with access into the two double bedrooms. Bedroom one has a feature fireplace. Bedroom two has fitted cupboards, and a storage cupboard over the stair which houses the gas boiler.

- EARLY VIEWING ADVISED - NO CHAIN
- TWO DOUBLE BEDROOM STONE BUILT COTTAGE
- LOUNGE & KITCHEN DINER
- SET IN A PICTURESQUE LOCATION
- AMPLE PARKING IN THE VILLAGE SQUARE & COMMUNAL FIELD FOR BOLSTERSTONE RESIDENTS
- CLOSE TO MOTORWAY LINKS
- IN THE PEAK DISTRICT





OUTSIDE

Gates open to a front terrace garden. Access from the rear. There is a outbuilding and bin store area.

LOCATION

The charming village of Bolsterstone is in the Peak District and is home to a public house, church and village hall. Within the surrounding areas, there are various scenic walking locations, such as Broomhead Reservoir, Morehall Reservoir and Underbank Reservoir. A short drive away, there are the reservoirs of Damflask, Agden, Langsett, Ladybower and Derwent. Stocksbridge offers a range of local amenities, including Fox Valley Shopping Park with restaurants, shops and supermarkets. Stocksbridge Golf Club is also accessible within a short drive. There is good access to highly regarded schools within the surrounding areas. Well positioned for access to the M1 for journeys to Leeds, Rotherham and London and connecting routes to Doncaster via the M18. Manchester can be reached in approximately 1 hour and a convenient commute can be made to Sheffield city centre.

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.

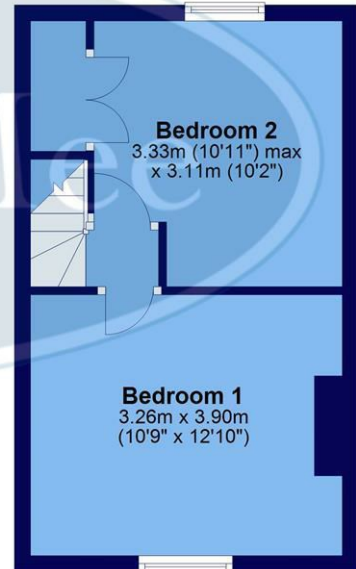
Ground Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.8 sq. feet)



Total area: approx. 63.4 sq. metres (683.0 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	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			