



Sitwell Avenue Stocksbridge Sheffield S36 1FF  
Guide Price £175,000



## Sitwell Avenue

Sheffield S36 1FF

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GUIDE PRICE £175,000-£185,000 \*\* NO CHAIN \*\* FREEHOLD \*\* WEST FACING REAR GARDEN \*\* Situated on this popular Garden Village Estate is this three bedroom semi detached property which has recently undergone a scheme of modernisation. The property enjoys gardens to both the front and rear and benefits from uPVC double glazing along with scope to create off-road parking to the front (subject to the necessary planning consent).

Neutrally decorated throughout, the well presented living accommodation briefly comprises front composite door which opens into the entrance hall with the original floor tiling and storage space under the stairs. Access into the open plan lounge, dining area and kitchen. The focal point of the dining area is the feature fireplace with exposed brick and stone hearth and there are uPVC French doors opening onto the rear garden. A large opening leads into the lounge with a large front window allowing lots of natural light. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink, drainer and the four ring induction hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine, dishwasher and space for a fridge freezer. There is access into the loft space which houses the boiler. A door then opens into the bathroom which has a modern and contemporary four piece suite including shower cubicle, bath, WC and wash basin set in a vanity unit.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space and the three good sized bedrooms. The master to the front is an excellent double with two front facing windows and a storage cupboard over the stairs. Bedrooms two and three overlook the rear.

- EARLY VIEWING ADVISED
- WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY
- DOWNSTAIRS FOUR PIECE SUITE BATHROOM
- EASILY MAINTAINED WEST FACING REAR GARDEN
- OPEN PLAN LIVING
- GARDEN TO THE FRONT WITH SCOPE TO CREATE OFF-ROAD PARKING (SUBJECT TO PLANNING)







**OUTSIDE**

To the front is a garden with central path leading to the entrance door. There is scope to create off-road parking for two cars (subject to the necessary planning consent. Access down the side of the property leads to the fully enclosed rear garden with an artificial lawn and an outbuilding.

**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**

Tenure to be confirmed. The property is currently Council Tax Band A.

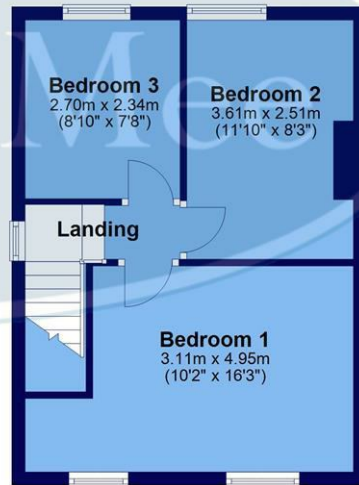
**VALUER**

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. 47.9 sq. metres (515.4 sq. feet)



**First Floor**  
Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 81.6 sq. metres (878.4 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) <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	79	30

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91) <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		