



Broomfield Lane Stocksbridge Sheffield S36 2AQ
Offers Around £160,000

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**** FREEHOLD ** NO CHAIN **** Situated on a corner plot on this popular residential road is this three bedroom semi detached property which enjoys gardens to three sides and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. The property has been well kept by the current owner but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their taste.

In brief, the living accommodation comprises front uPVC door which opens into the entrance hall with a downstairs WC, under stair storage cupboard and access into the lounge/dining room and the kitchen. The good sized lounge and dining room has windows to the front and rear allowing natural light and a gas fire. The kitchen has a range of units. There is space for an oven, plumbing for a washing machine, pantry with shelving and space for a fridge freezer. Side uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the three bedrooms and a shower room. The master is to the rear and has space for furniture. Double bedroom two has fitted cupboards, one houses the Vaillant boiler. The shower room has a double shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- EXCITING OPPORTUNITY
- THREE BEDROOM SEMI DETACHED PROPERTY
- DRIVEWAY & DETACHED GARAGE
- GARDENS TO THREE SIDES
- LOUNGE/DINING ROOM & KITCHEN
- DOWNSTAIRS WC
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS





OUTSIDE

A low brick wall encloses the front lawned garden with planted border and a path to the entrance door. A driveway leads to the detached garage with up and over door. There is a lawned garden to the side with planted borders and a rear lawned garden.

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.

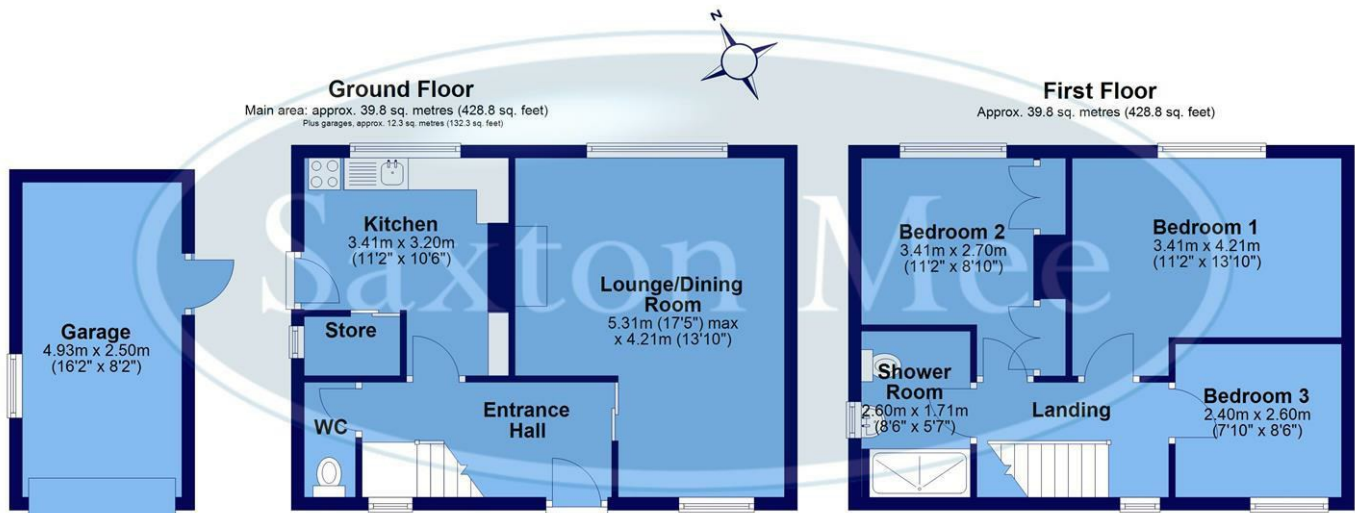
MATERIAL INFORMATION

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
Main area: approx. 39.8 sq. metres (428.8 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.3 sq. feet)

First Floor
Approx. 39.8 sq. metres (428.8 sq. feet)

Main area: Approx. 79.7 sq. metres (857.6 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.3 sq. feet)

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

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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		70	84
	EU Directive 2002/91/EC		

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		