

# Saxton Mee

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**Ewden Valley Bolsterstone Sheffield S36 4ZD**  
**Price £270,000**



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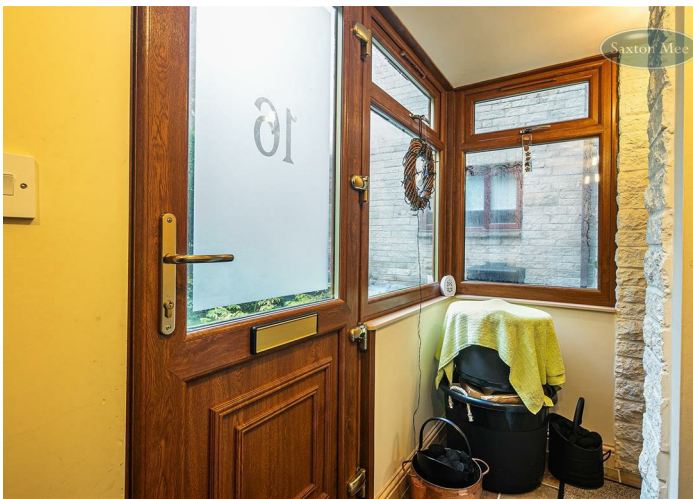
A rare opportunity has acquired to purchase this three double bedroom townhouse situated on a unique small development in a semi rural location outside the village of Bolsterstone. The property enjoys a lovely south facing garden and benefits from a garage, uPVC double glazing and solid fuel central heating. Located between Broomhead and More Hall Reservoirs offering direct access to this rural area yet still accessible to amenities.

In brief, the living accommodation comprises uPVC entrance door which opens into a good sized porch perfect for storing shoes and coats. A door then opens into the entrance hall with a downstairs WC and an under stair storage cupboard. Access into the lounge and kitchen. The lounge has a solid-fuel fire which centrally heats the whole property. There is access into the dining room which has a sliding doors opening onto a patio. A large opening leads into the breakfast kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. There is housing for an oven, washing machine and fridge freezer along with a breakfast bar.

From the entrance hall, a staircase rises to the first floor landing with a vaulted ceiling allowing natural light, and access into the three double bedrooms and bathroom. The master has double built-in wardrobes. Bedroom three has a single built-in wardrobe. The family bathroom comes with a three piece suite including bath with electric shower, WC and wash basin. A cupboard houses the emersion heater and there is access into the insulated loft space.

- LOUNGE, DINING ROOM & KITCHEN
- PORCH/BOOT ROOM & DOWNSTAIRS WC/UTILITY
- THREE DOUBLE BEDROOMS
- MODERN STYLE BATHROOM
- GARAGE
- SOUTH FACING REAR GARDEN
- SEMI RURAL LOCATION
- MUST BE VIEWED!





**OUTSIDE**

Front planted garden with steps to the entrance door. A gate opens to the fully enclosed rear garden with a rockery, poly-tunnel, lawn and patio. There is a single garage remote from the property.

**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 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**

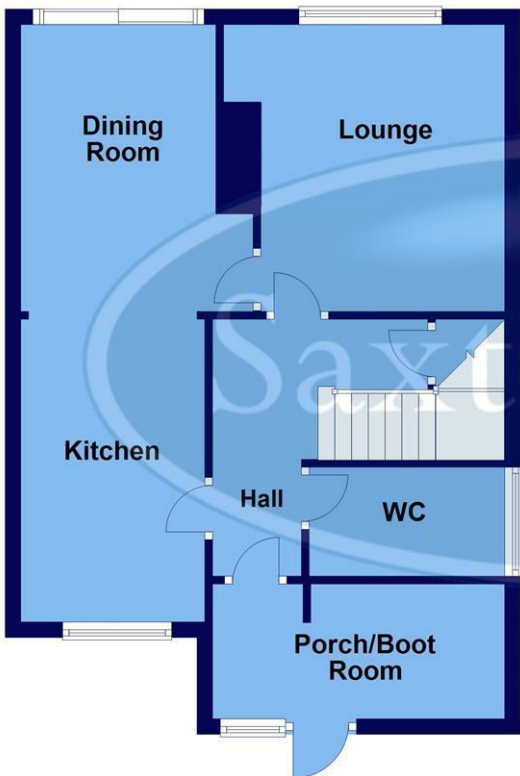
The property is Freehold and currently Council Tax Band B.

**VALUER**

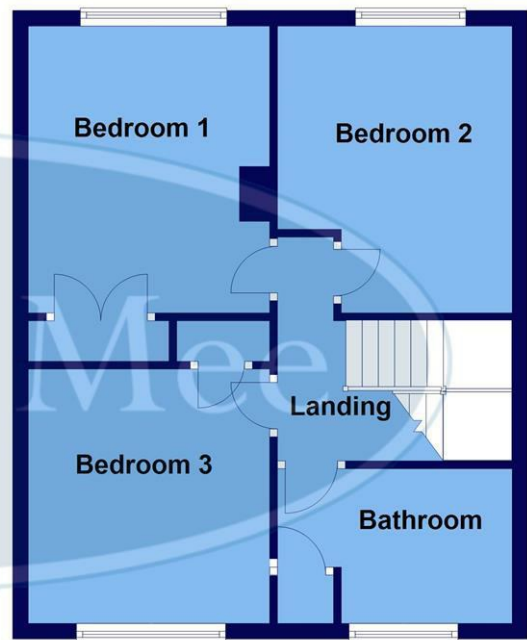
Greg Ashmore MNAEA

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. 52.7 sq. metres (566.7 sq. feet)



**First Floor**  
Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 100.6 sq. metres (1083.0 sq. feet)

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

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

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82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <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>81</b>	<b>60</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <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			
England & Wales		EU Directive 2002/91/EC	