

# Saxton Mee



**Woolley Road Stocksbridge Sheffield S36 1GH**  
**Offers Around £125,000**



# Woolley Road

Sheffield S36 1GH

Offers Around £125,000

**\*\* FREEHOLD \*\* NO CHAIN \*\*** Situated on this popular Garden Village Estate is this three bedroom mid terrace which has gardens to both the front and rear and benefits from gas central heating and uPVC double glazing. The property is in need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes.

In brief, the living accommodation comprises uPVC door which opens into the entrance hall with access into the good sized lounge. A door then opens into the open plan kitchen/diner with an under stair storage cupboard, breakfast bar and uPVC doors that open onto the rear garden. The kitchen has a range of units with worktops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven. The kitchen flows into an off shot with housing and plumbing for a washing machine. Side lobby with a side uPVC entrance door. A door then opens into the downstairs bathroom.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space and the three good sized bedrooms. Bedroom two houses the gas boiler.

- EARLY VIEWING ADVISED
- FANTASTIC OPPORTUNITY
- IN NEED OF MODERNISATION THROUGHOUT
- GARDENS TO THE FRONT & REAR WITH POTENTIAL TO CREATE OFF-ROAD PARKING (SUBJECT TO PLANNING)
- THREE GOOD SIZED BEDROOMS
- LOUNGE & KITCHEN/DINER
- DOWNSTAIRS BATHROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- COMMUTER LINKS TO SHEFFIELD, MANCHESTER & LEEDS





**OUTSIDE**

To the front is a lawned garden with a path to the entrance door. The rear garden has a lawn and patio. There is scope to create a garage/off-road parking subject to the necessary planning consents.

**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.

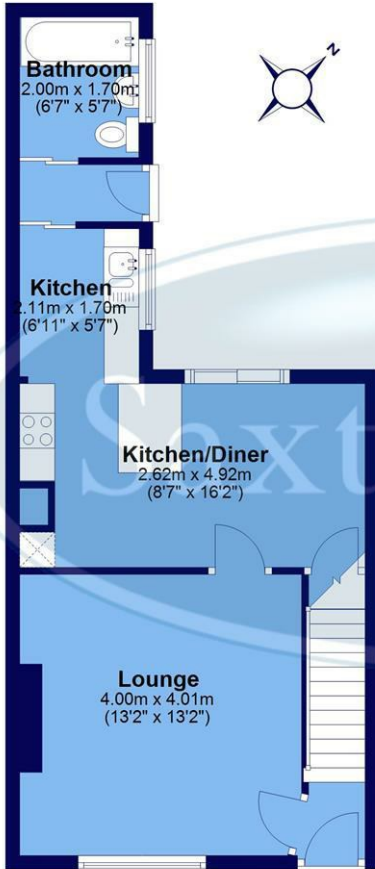
**VALUER**

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.

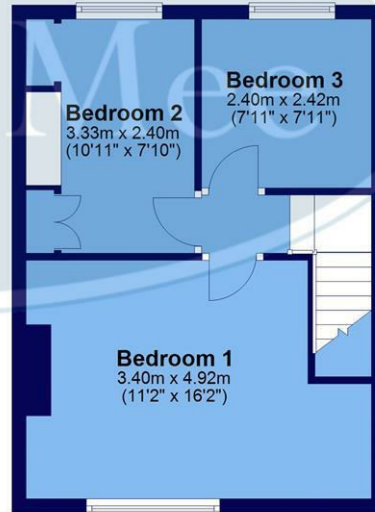
## Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



## First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 75.5 sq. metres (812.3 sq. feet)

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

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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			
England & Wales		EU Directive 2002/91/EC	86

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	55