



Melbourne Road Stocksbridge Sheffield S36 1EF
Offers Over £130,000

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**** NO CHAIN ** FREEHOLD **CASH ONLY** Situated in this Garden Village Estate enjoying attractive views is this three bedroom semi detached property which benefits from a rear garden, a detached garage and gas central heating. The property is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes.

In brief, the living accommodation comprises of front uPVC door which opens into the entrance hall with an under stair storage cupboard. A door then opens into the lounge with fitted cupboards and the original sash window. Sliding doors then open into the dining room which has a gas fire. A door then opens into the kitchen which has a range of units. A worktop incorporates the sink and drainer. There is space for an oven, washing machine and fridge. There is a rear entrance door and access into the three piece suite bathroom with WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space and the three bedrooms. The master is a good sized double and has two front windows allowing natural light. Double bedroom two is to the rear and has fitted wardrobes either side of the chimney breast. Bedroom three is a good sized single.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- IN NEED OF SOME MODERNISATION
- LOUNGE, DINING ROOM & KITCHEN
- DOWNSTAIRS BATHROOM
- DETACHED GARAGE
- REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

A low wall encloses a front garden area. A shared drive leads to a detached garage. To the rear is an outbuilding and garden area.

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.



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