



Manchester Road Stocksbridge Sheffield S36 1DR
Guide Price £145,000

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GUIDE PRICE £145,000-£155,000 ** SOUTH FACING REAR GARDEN ** NO CHAIN ** FREEHOLD ** Situated in this popular residential area is this three bedroom semi detached property which enjoys a good sized rear garden and benefits from a detached garage, EV charging point, driveway, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises uPVC stable door which opens into the kitchen/diner which has a range of wall and base units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with space for a fridge freezer and washing machine which can be included in the sale. Access into the bathroom which has a three piece suite including bath with overhead shower, WC and wash basin. From the kitchen, a door opens in the good sized lounge with open fire.

An open plan 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 a storage cupboard over the stairs which houses the gas boiler as well as fitted wardrobes. Bedroom two is double in size. Bedroom three has a WC off.

- EARLY VIEWING ADVISED
- NO CHAIN & FREEHOLD
- IN NEED OF SOME MODERNISATION
- THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- GOOD SIZED REAR GARDEN
- DRIVEWAY, EV CHARGING POINT & GARAGE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

To the front is a lawn along with gate and path to the front entrance door. Vehicular and pedestrian access to the rear. To the rear of the property is a large south facing garden which is mostly laid to lawn and has a greenhouse. Detached garage with up and over door and an off-road parking space.

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.

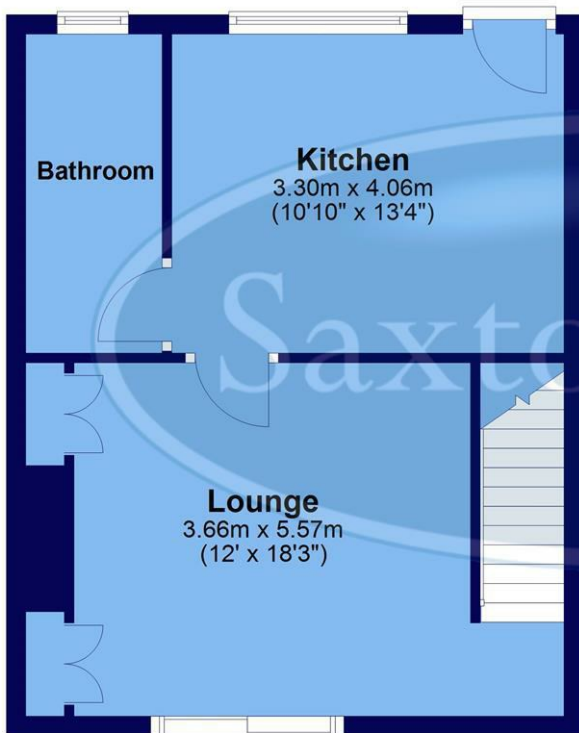
VALUER

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.

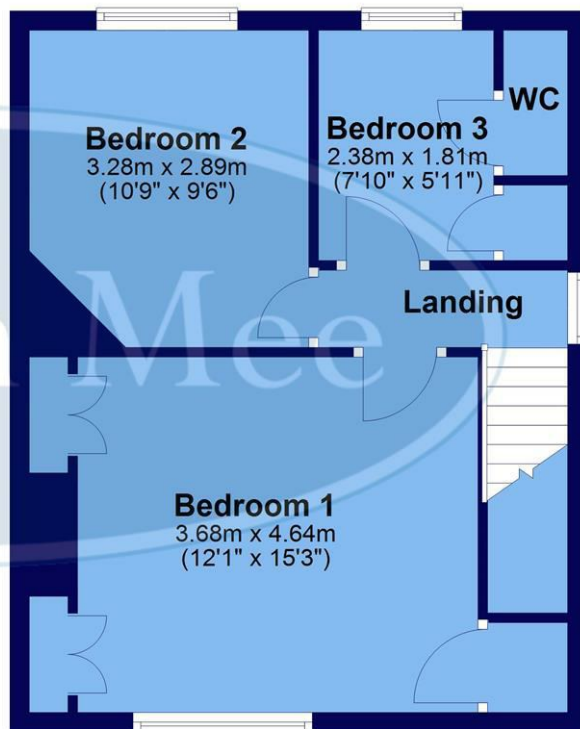
Ground Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



Total area: approx. 78.7 sq. metres (847.2 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) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(41-54) E	F		
(21-40) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(41-54) E	F		
(21-40) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	