



Linden Crescent Stocksbridge Sheffield S36 1DF  
Offers Around £320,000



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**\*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* APPROX 2,700 SQ FOOT \*\*** Situated on this generous plot is this effectively extended, five bedroom, two bathroom, two reception room detached property which enjoys an attractive outlook, a south facing rear garden and benefits from a new boiler, large integral garage, uPVC double glazing and gas central heating. The property is in need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own taste.

In brief, the spacious living accommodation briefly comprises an entrance door opens into a porch with a door opening into the entrance hall with storage cupboards and access into the lounge, dining room, kitchen, shower room along with access to the two cellar compartments providing useful storage. The excellent sized lounge has dual aspect windows allowing lots of natural light, while the focal point is the gas fire. The dining room again is a good size and has a gas fire. The kitchen has an integrated electric oven, four ring hob, an electric fire and access to a good sized utility/breakfast area with space for a dishwasher, washing machine, tumble dryer and fridge freezer. There are fitted storage cupboards, sink and drainer, a rear uPVC entrance door and access into the integral garage which houses the boiler. The shower room has a shower enclosure, WC and wash basin set in a vanity unit.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the five bedrooms and the family bathroom. The master bedroom is an excellent double and benefits from fitted storage. Bedroom two again is a good sized double and benefits from fitted storage. Bedroom four has fitted cupboards. The bathroom has a four piece suite including bath with electric shower over, WC, wash basin and bidet.

- EARLY VIEWING RECOMMENDED
- LARGELY EXTENDED, FIVE BEDROOM, TWO BATHROOM DETACHED PROPERTY
- READY TO PUT YOUR OWN STAMP ON
- LARGE INTEGRAL GARAGE
- LOUNGE, DINING ROOM, KITCHEN & UTILITY
- SOUTH FACING REAR GARDEN
- GENEROUS CORNER PLOT
- IMMEDIATE PROXIMITY TO GOOD LOCAL SCHOOLS







## OUTSIDE

Situated on this corner plot the property enjoys gardens to the front, side and rear. There is parking in front of the integral garage. To the rear is a lawn and planted area.

## LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Immediate proximity to 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.

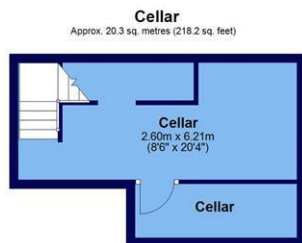
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

## 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.



Total area: approx. 255.2 sq. metres (2747.4 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Hillsborough  
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		
	(43-54) E		
	(31-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		65	78
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) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(43-54) E		
	(31-38) F		
	(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		55	72
EU Directive 2002/91/EC			