



Victoria Road Stocksbridge Sheffield S36 2FX
Offers Around £350,000

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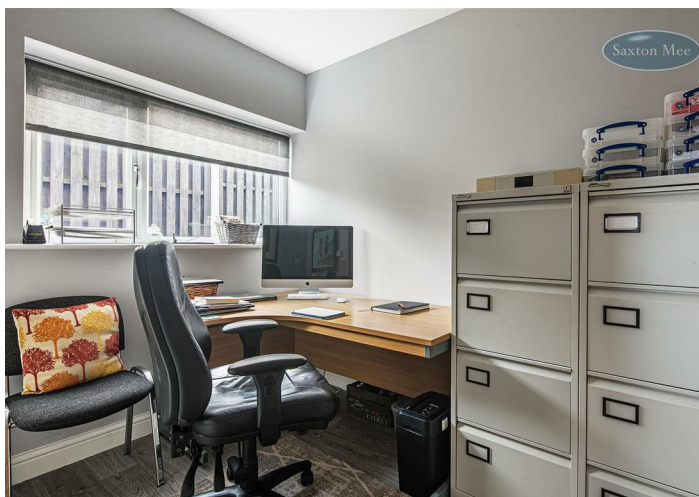
**** FREEHOLD **** Viewing is essential to appreciate the accommodation on offer of this three double bedroom detached property which is situated on this admirable gated plot. The property recently has had all new windows and doors along with a new boiler and benefits from a driveway providing ample off-road parking and a garage.

Tastefully decorated throughout, the well presented living accommodation comprises of front composite door which opens into a porch with a further composite door opening into the entrance hall. Access into the lounge and the open plan kitchen/diner. The lounge has dual aspect windows allowing lots of natural light. The fabulous kitchen/diner has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above as well as housing and plumbing for a dishwasher, fridge freezer and a breakfast bar. uPVC French doors then open to a large garden room allowing in lots of light. From the kitchen a stable door gives access into a utility with housing and plumbing for a washing machine, tumble dryer, sink and drainer with mixer tap. There is a side composite door and downstairs WC. From the utility access into an office which could be utilised as a fourth bedroom. There is access from here into the useful loft space via pull-down loft ladders.

From the entrance hall, an oak staircase rises to the first floor landing with access into the useful loft space, the three double bedrooms and the bathroom. The master has ample fitted wardrobes. Bedroom two, again has fitted wardrobes. The bathroom comes with a four piece suite including a large walk-in shower, bath, WC and wash basin.

- VIEWING IS A MUST!
- LOVELY FAMILY HOME
- WELL PRESENTED THROUGHOUT
- LOUNGE & A SUPERB OPEN PLAN KITCHEN/DINER
- UTILITY, OFFICE & DOWNSTAIRS WC
- GATED PLOT WITH AMPLE OFF-ROAD PARKING
- GARAGE
- LOVELY VIEWS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

Double gates open to a large driveway providing ample off-road parking which leads to a garage and store. There is a front lawn and planted area. The rear garden has a greenhouse, seating area and garden shed.

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.

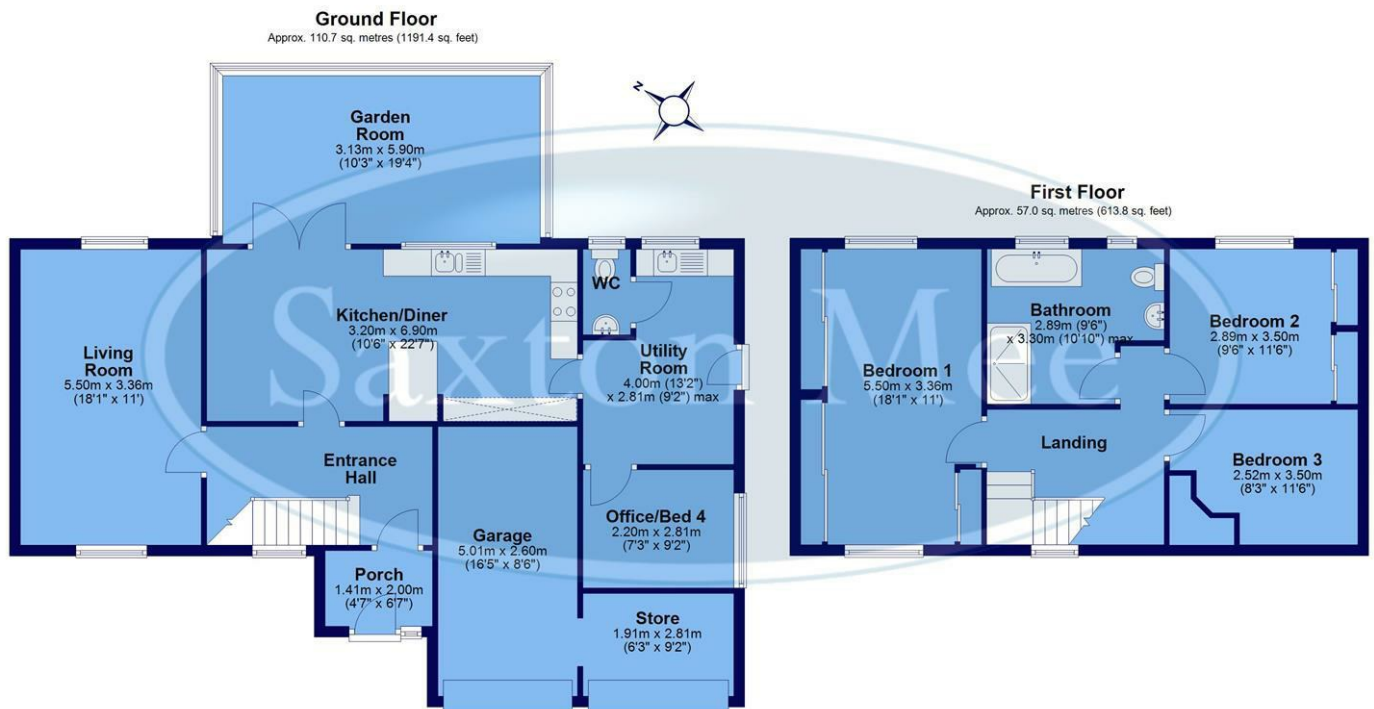
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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. 167.7 sq. metres (1805.2 sq. feet)

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

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