



Ralph Ellis Drive Stocksbridge Sheffield S36 1EW
Price Guide £290,000

Ralph Ellis Drive

Sheffield S36 1EW

Price Guide £290,000

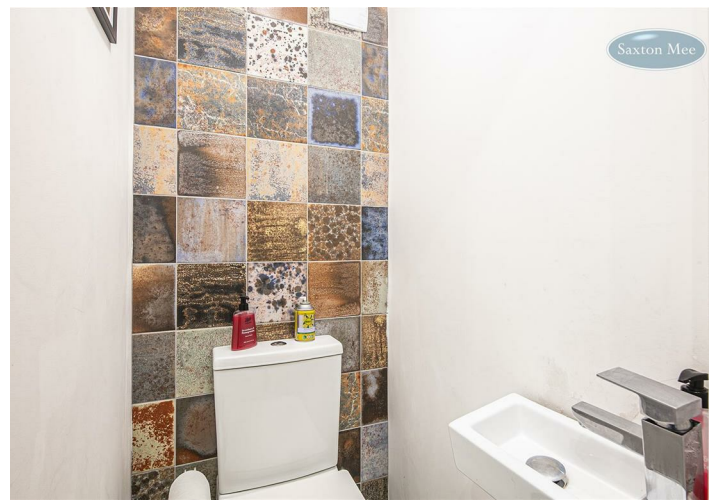
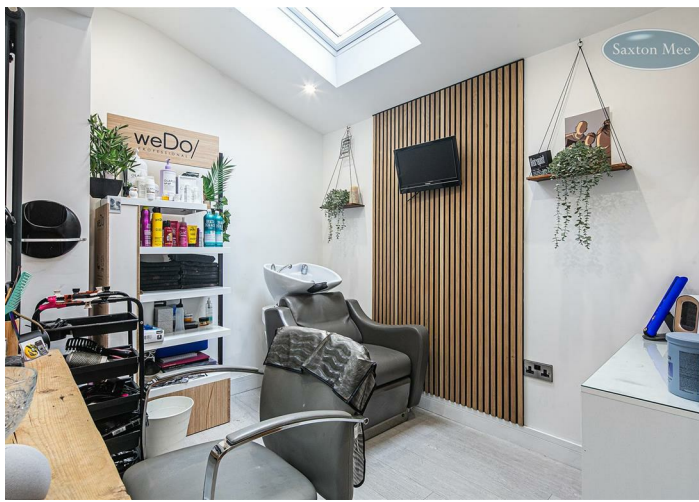
****PRICE GUIDE £290,000-£310,000** FREEHOLD **** Situated on this popular residential road is this largely extended, three/four bedroom semi detached property which benefits from a wrap-around extension with a fabulous open plan lounge dining kitchen, a driveway providing off-road parking for up to three cars, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front composite door which opens into the entrance hall with an under stair storage area and access into the open plan lounge dining kitchen with three Aluminium patio doors and two Velux windows, making this a bright and airy space. The kitchen has a range of wall, base and drawer units. Contrasting quartz worktops incorporate the sink and drainer. Integrated appliances include a dishwasher, electric oven, microwave, five ring hob with extractor above along with housing for an American style fridge freezer. The central island with breakfast area is the focal point of the room. There is a separate seating area, underfloor heating and quality flooring. A door then opens into a utility/home office and a downstairs WC. Access into storage/garage/workshop with double doors opening to the front.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the three bedrooms and the bathroom. The master bedroom has bespoke fitted wardrobes. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- ATTRACTIVE VIEWS





OUTSIDE

A driveway provides off-road parking for up to three cars. To the rear is a fully enclosed garden which has an artificial lawn, patio and a garden room with uPVC French doors, electric and lighting.

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.

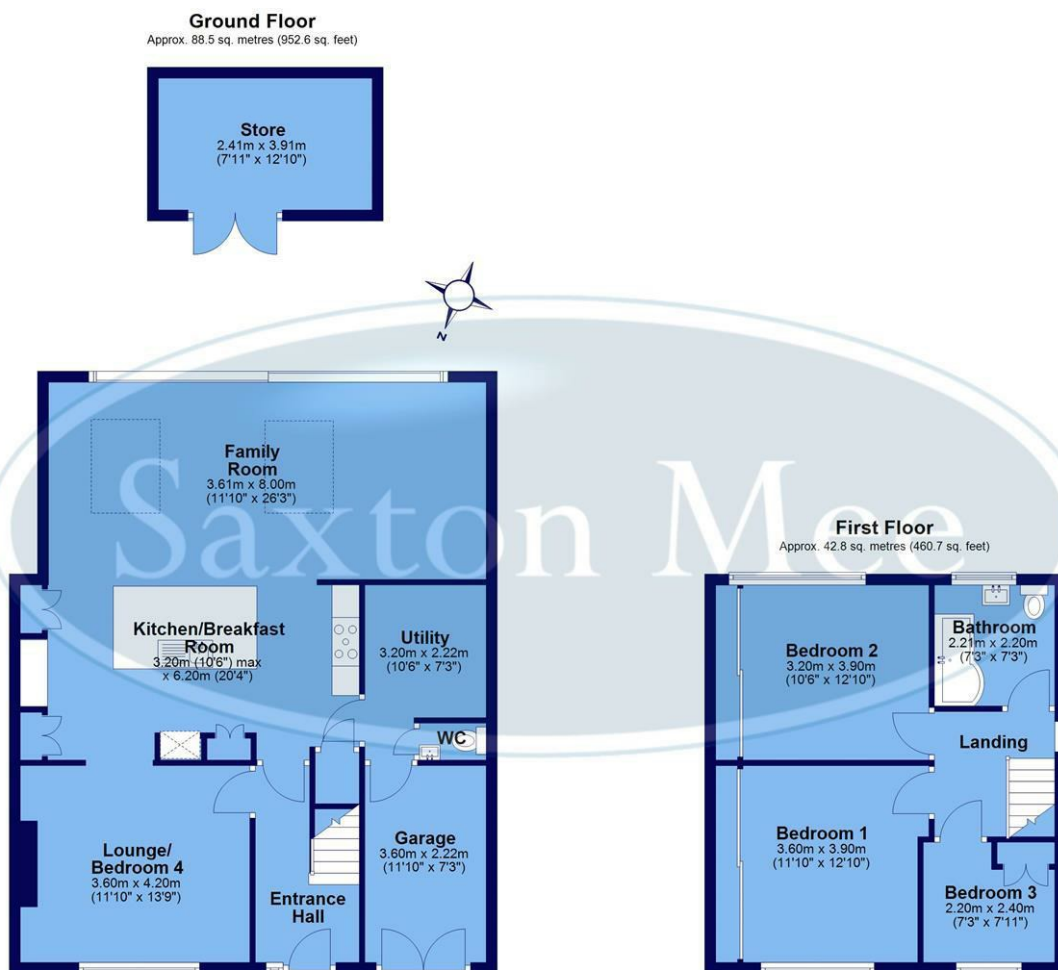
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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. 131.3 sq. metres (1413.3 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

