

# Saxton Mee

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Ralph Ellis Drive Stocksbridge Sheffield S36 1EW  
Offers In The Region Of £300,000



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Sheffield S36 1EW

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**\*\* FREEHOLD \*\*** Situated on this popular residential road is this delightful, three bedroom detached property which enjoys gardens to the front and rear and benefits from a driveway providing off-road parking, a good sized garage, uPVC double glazing and gas central heating. The property has been with the current owners for 50 years and is in a very good condition but is in need of some modernisation.

The effectively extended accommodation briefly comprises front uPVC door which opens into the entrance hall with an under stair storage cupboard. Access into the dining room, kitchen and a porch. The dining room has fitted cupboard and a large opening which flows into the lounge. The lounge has a front window allowing lots of natural light, while the focal point is the electric fire. From the dining room, a sliding door opens into the garden room, perfect for enjoying the garden views. The kitchen has a range of wall, base and drawer units. Contrasting granite worktops incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing for a fridge. The porch/utility has space for a washing machine, tumble dryer, fridge freezer along with front and rear entrance doors.

From the entrance hall, a staircase rises to the first floor landing with access into the useful, partly boarded loft space, the three bedrooms and the bathroom. The master is a good sized double and has fitted wardrobes. Double bedroom two is to the rear aspect and again has fitted wardrobes. Bedroom three houses the gas boiler. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM DETACHED PROPERTY
- DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- LOUNGE, DINING ROOM, GARDEN ROOM & KITCHEN
- PORCH/UTILITY
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





#### OUTSIDE

A low wall and a mature hedgerow encloses the front lawn with planted borders. Double gates open to a block paved driveway which leads to the good sized garage. A gate to the side gives access to the fully enclosed rear garden which has a lawn with planted borders as well as a seating area. The garage has access to the front and rear, 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.

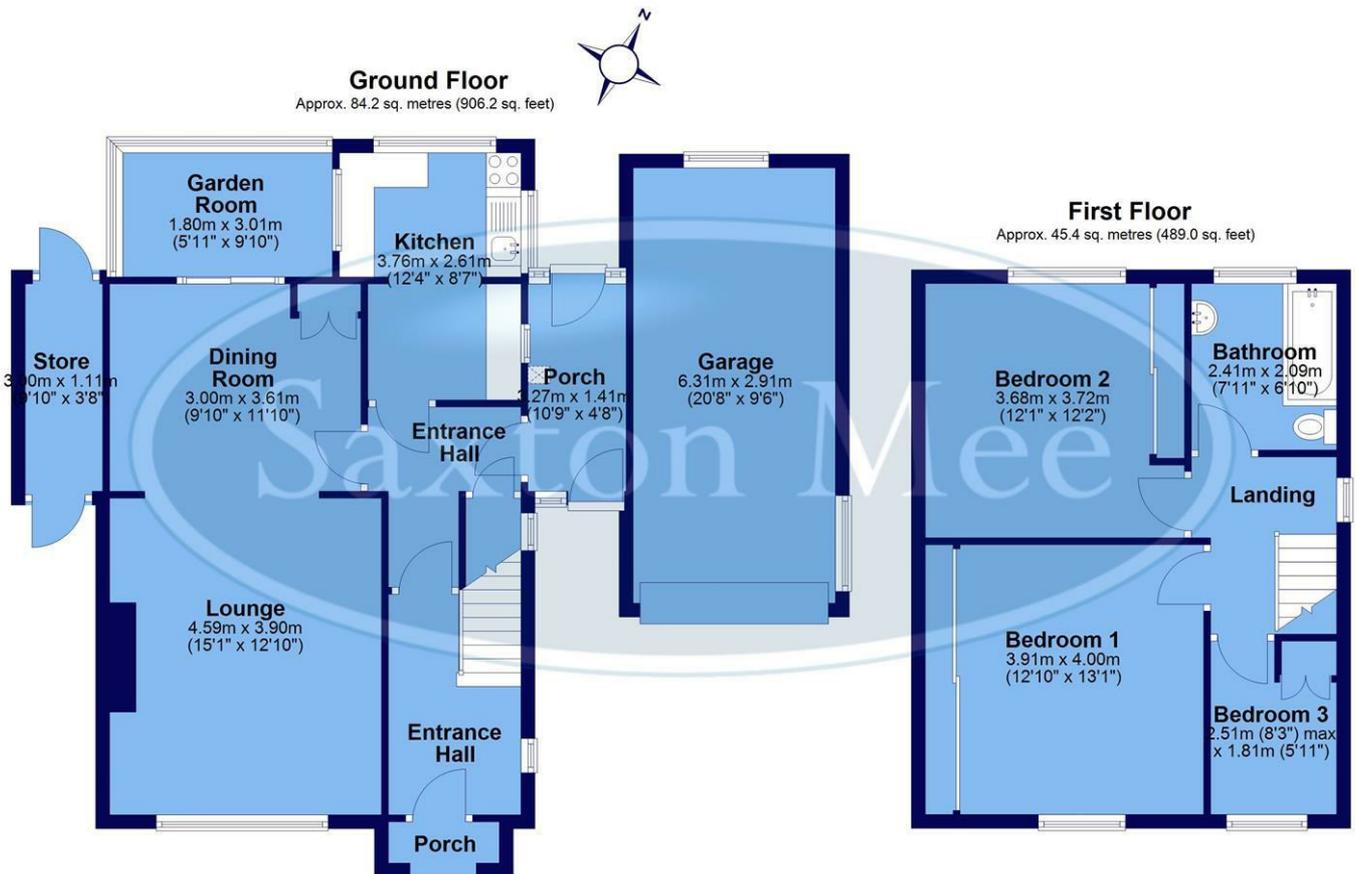
#### MATERIAL INFORMATION

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. 129.6 sq. metres (1395.2 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes** 245 Crookes, Sheffield S10 1TF T: 0114 266 8365  
**Hillsborough** 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055  
**Stocksbridge** 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	81	61	77