



Sheldon Road Stocksbridge Sheffield S36 1FE
Offers Around £135,000

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Situated on this popular residential road is this three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway, garage and uPVC double glazing. Located within a popular area with access into glorious open countryside whilst being well served by local facilities and only a short drive from the M1 motorway.

The accommodation briefly comprises front door which opens into the entrance hall with access into the lounge. The well proportioned lounge has a bay window allowing natural light, while the focal point is the gas fire. A door then opens into the kitchen/diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven and plumbing for a washing machine. There is a pantry off, space for a dining table and chairs and a sliding uPVC door opening onto the rear garden. A door opens into a side entrance lobby with an entrance door and downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, three bedrooms and a shower room. The master is to the front aspect and has a fitted wardrobes. Double bedroom two overlooks the rear and has fitted wardrobes and cupboards. Bedroom three is currently used as an office. The shower room has a walk-in shower, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE WITH BAY WINDOW
- KITCHEN/DINER WITH A SLIDING DOOR OPENING ONTO THE REAR GARDEN
- SHOWER ROOM
- DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY & GARAGE
- FOX VALLEY SHOPPING CENTRE
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAYS





OUTSIDE

A gate and path lead to the entrance door. A driveway leads to the detached garage. To the rear is a fully enclosed garden which is mostly laid to lawn.

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.

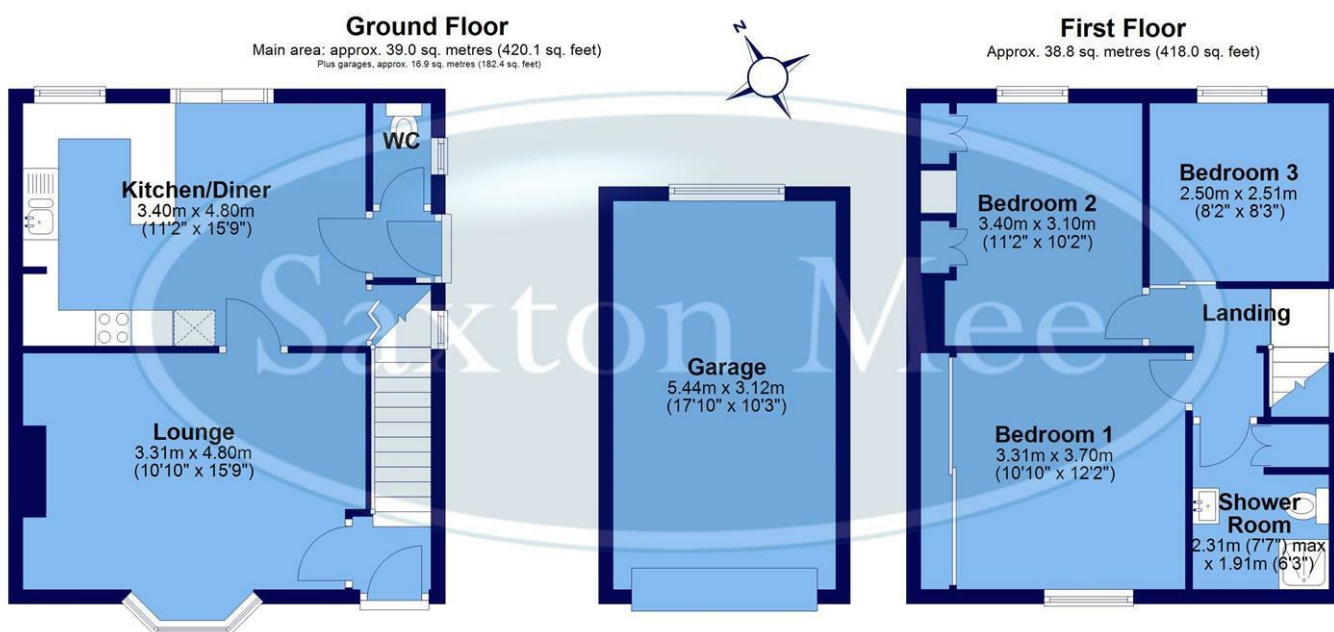
MATERIAL INFORMATION

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.



Main area: Approx. 77.9 sq. metres (838.2 sq. feet)
Plus garages, approx. 16.9 sq. metres (182.4 sq. feet)

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

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