



Sitwell Avenue Stocksbridge Sheffield S36 1FF
Guide Price £185,000

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GUIDE PRICE £185,000-£195,000 ** FREEHOLD ** Having recently undergone a scheme of modernisation is this three bedroom semi detached property which enjoys gardens to the front and rear and benefits from open plan living, uPVC double glazing and gas central heating. The property is situated on this popular Garden Village Estate with easy access to Sheffield City Centre and the M1 motorway.

Neutrally decorated throughout, the living accommodation briefly comprises enter through the front door into the entrance hall with the original tiled floor and storage space under the stairs. Access into the fantastic open plan living area. The lounge to the front has a large window allowing lots of natural light. Attractive flooring flows throughout and into the kitchen/diner which has a brick chimney breast with cast iron stove, which is the focal point of the room. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above. There is space and plumbing for a washing machine, an entrance door and access into the bathroom. The bathroom has a four piece suite including shower enclosure, bath, WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms. The master to the front is a good sized double with two front facing windows and a storage cupboard. Double bedroom two is to the rear aspect. Bedroom three is a good sized single and overlooks the rear garden.

- THREE BEDROOM SEMI DETACHED PROPERTY
- FANTASTIC OPEN PLAN LIVING
- FOUR PIECE SUITE BATHROOM
- GARDENS TO THE FRONT & REAR
- FOX VALLEY SHOPPING CENTRE
- NO CHAIN
- FREEHOLD
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front of the property a low wall encloses a front lawned garden. Access down the side of the property to the rear garden which has a patio and lawned garden with planted borders.

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.

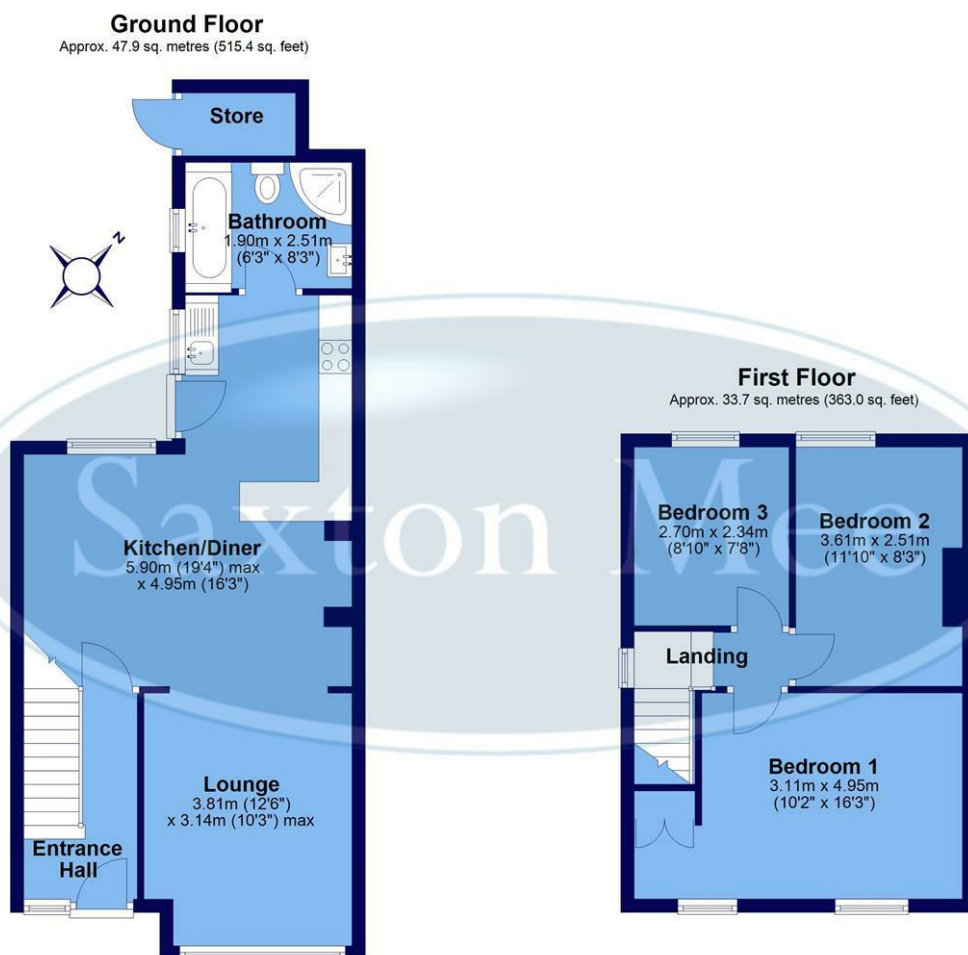
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

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Total area: approx. 81.6 sq. metres (878.4 sq. feet)

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

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