



Paterson Close Stocksbridge Sheffield S36 1JG
Offers Around £120,000

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**** FREEHOLD ** ALLOCATED & VISITOR PARKING ** FRONT GARDEN ONLY ****

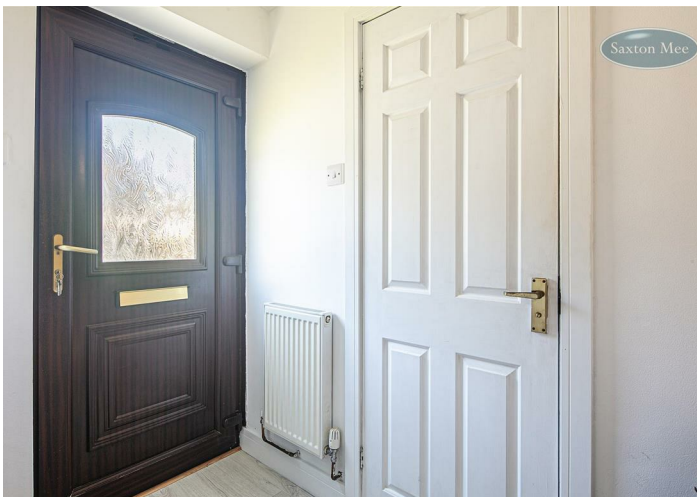
Situated in this popular residential area is this well presented, two bedroom end terrace property which benefits from allocated and visitor parking, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises enter through the front uPVC door into the entrance hall with a useful utility with housing and plumbing for a washing machine. Access into the kitchen and the lounge. The kitchen has a range of fitted units and a contrasting worktop which incorporates the sink and drainer. Space for an oven, dishwasher, fridge freezer and the wall mounted gas boiler. There is a side uPVC entrance door and access into the good sized lounge with attractive flooring.

An open plan staircase rises to the first floor landing with access into the two double bedrooms and the bathroom. The master has a storage cupboard over the stairs. Bedroom two has access into the useful loft space. The bathroom has a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin.

- TWO DOUBLE END TERRACE
- USEFUL UTILITY AREA
- WELL PROPORTIONED LOUNGE
- KITCHEN
- THREE PIECE SUITE BATHROOM
- ALLOCATED & VISITOR PARKING
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY
- FRONT GARDEN ONLY





OUTSIDE

To the front is a small lawned area with a path to the entrance door. Allocated parking space and further visitor parking.

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

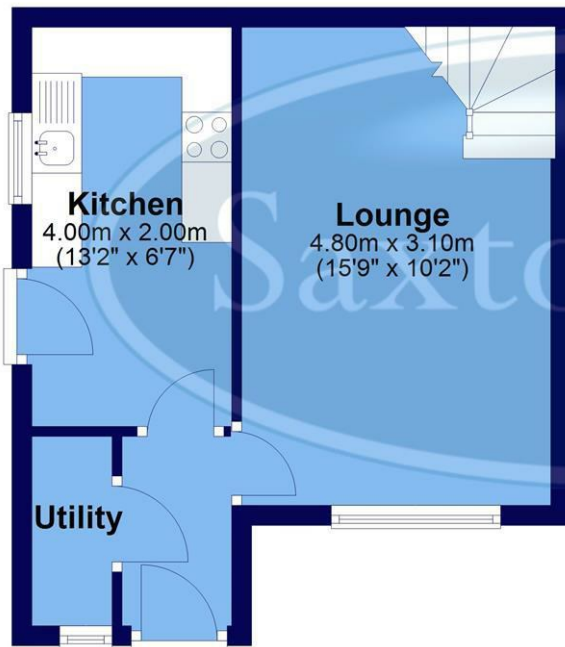
Greg Ashmore MNAEA

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Ground Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.1 sq. feet)



Total area: approx. 52.8 sq. metres (568.8 sq. feet)

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

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