



**Pennine View Stocksbridge Sheffield S36 1ER**  
**Offers Around £280,000**



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**\*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\*** Offered to sale with no chain is this excellent sized two bedroom detached bungalow which is situated on this attractive residential road in Stocksbridge. The property enjoys a south facing rear garden and benefits from a driveway, garage, uPVC double glazing, a modern boiler and gas central heating. The property has been well-kept by the current owner but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own taste.

In brief, the living accommodation comprises; enter through a uPVC door into a porch with a further door opening into the entrance hall with a storage cupboard. Access into the lounge/dining room, kitchen, the two bedrooms and the bathroom. The well proportioned open plan lounge/dining room has a front bay window and sliding patio doors to the rear, making this a bright and airy space. The separate kitchen has a range of wall, base and drawer units with complementary worktops. Integrated appliances include a fridge, freezer, electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine. Rear entrance door. The master bedroom overlooks the rear garden and has fitted wardrobes. Double bedroom two is to the front aspect and again has fitted wardrobes. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- AMAZING OPPORTUNITY
- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- OPEN PLAN LOUNGE/DINING ROOM WITH ACCESS TO THE REAR GARDEN
- SEPARATE KITCHEN
- THREE PIECE SUITE BATHROOM
- SOUTH FACING GARDEN
- DRIVEWAY & GARAGE
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY







#### OUTSIDE

A mature hedgerow encloses a front lawned garden, with a single gate and path to the front door. Double gates open to a driveway which leads to the single garage with electric door, electric, lighting and houses the gas combination boiler (18 month old). To the rear is a fully enclosed garden which is south facing and is mostly laid to lawn and has a patio and planted borders, as well as two garden ponds.

#### 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.

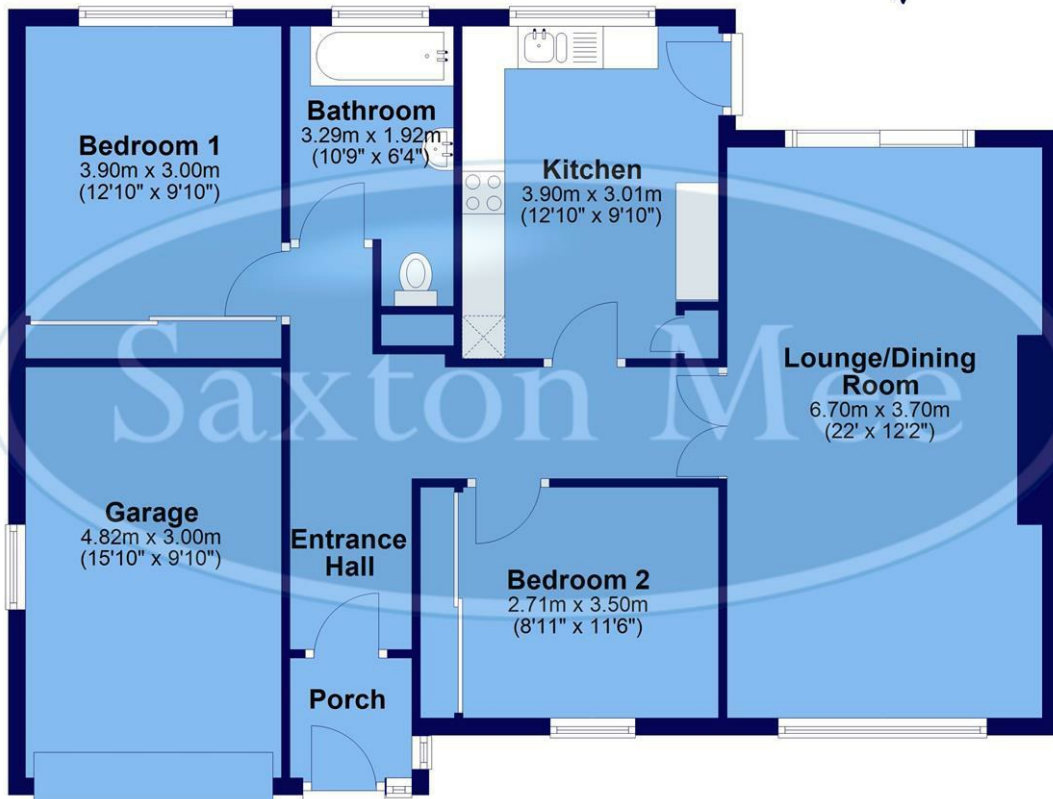
#### VALUER

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.

## Ground Floor

Approx. 94.7 sq. metres (1019.1 sq. feet)



Total area: approx. 94.7 sq. metres (1019.1 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](http://www.saxtonmee.co.uk)

