



Victoria Close Stocksbridge Sheffield S36 1FU
Price £195,000

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**** FREEHOLD **** Recently modernised is this three bedroom, bay fronted semi detached property which enjoys a fully enclosed rear garden and benefits from a new kitchen, a driveway, garage, uPVC double glazing and gas central heating.

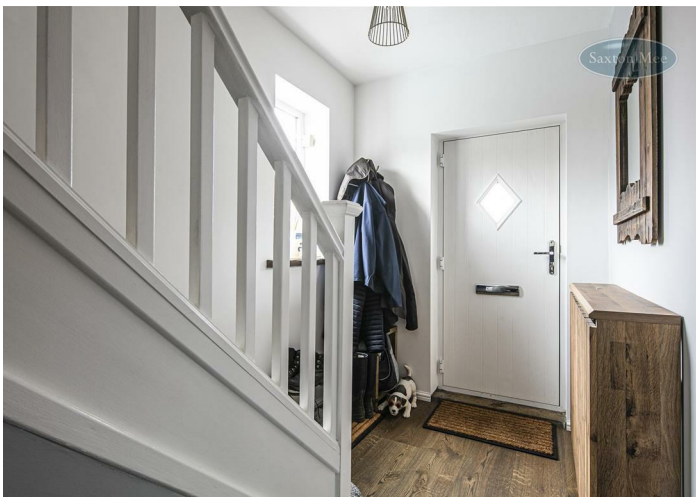
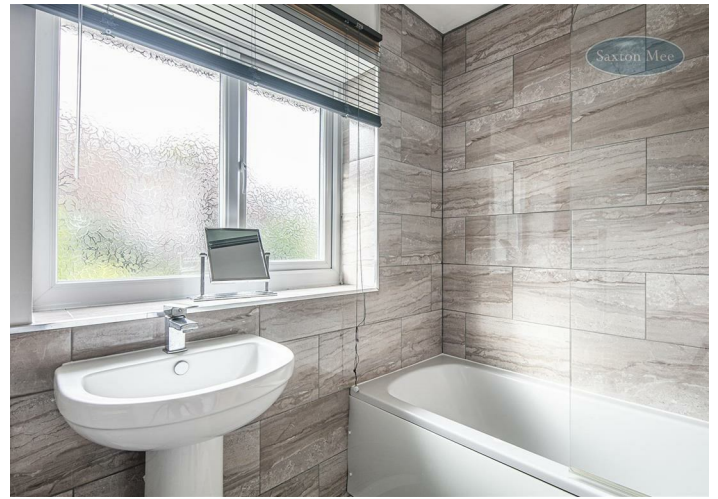
Tastefully decorated throughout, the well presented living accommodation briefly comprises of; enter through the front composite door into the entrance hall with an under stair storage cupboard with housing and plumbing for a washing machine. Access into the lounge, dining room and the kitchen. The lounge has a bay window filling the room with natural light, while the focal point is the cast iron multi-fuel stove. The dining room has a large rear window overlooking the garden. The brand new kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink with Quooker tap. Integrated appliances include an electric oven, four ring hob with an extractor above and space for a fridge freezer. Rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms, the bathroom and a separate WC. The master bedroom has space for furniture and a bay window allowing lots of natural light while enjoying the views. Double bedroom two is to the rear aspect and again has space for furniture. Bedroom three is to the front of the property. The bathroom has a bath with shower attachment and wash basin.

EPC rating coming soon.

- THREE BEDROOM SEMI DETACHED PROPERTY
- BRAND NEW KITCHEN
- LOUNGE WITH BAY WINDOW
- SEPARATE DINING ROOM
- DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- GREAT LOCATION
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front is a path leading to the front entrance door. Front garden and driveway which leads to the garage. Access down the side leads to the fully enclosed rear garden and includes a lawn, summer house and wooden decked area.

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.

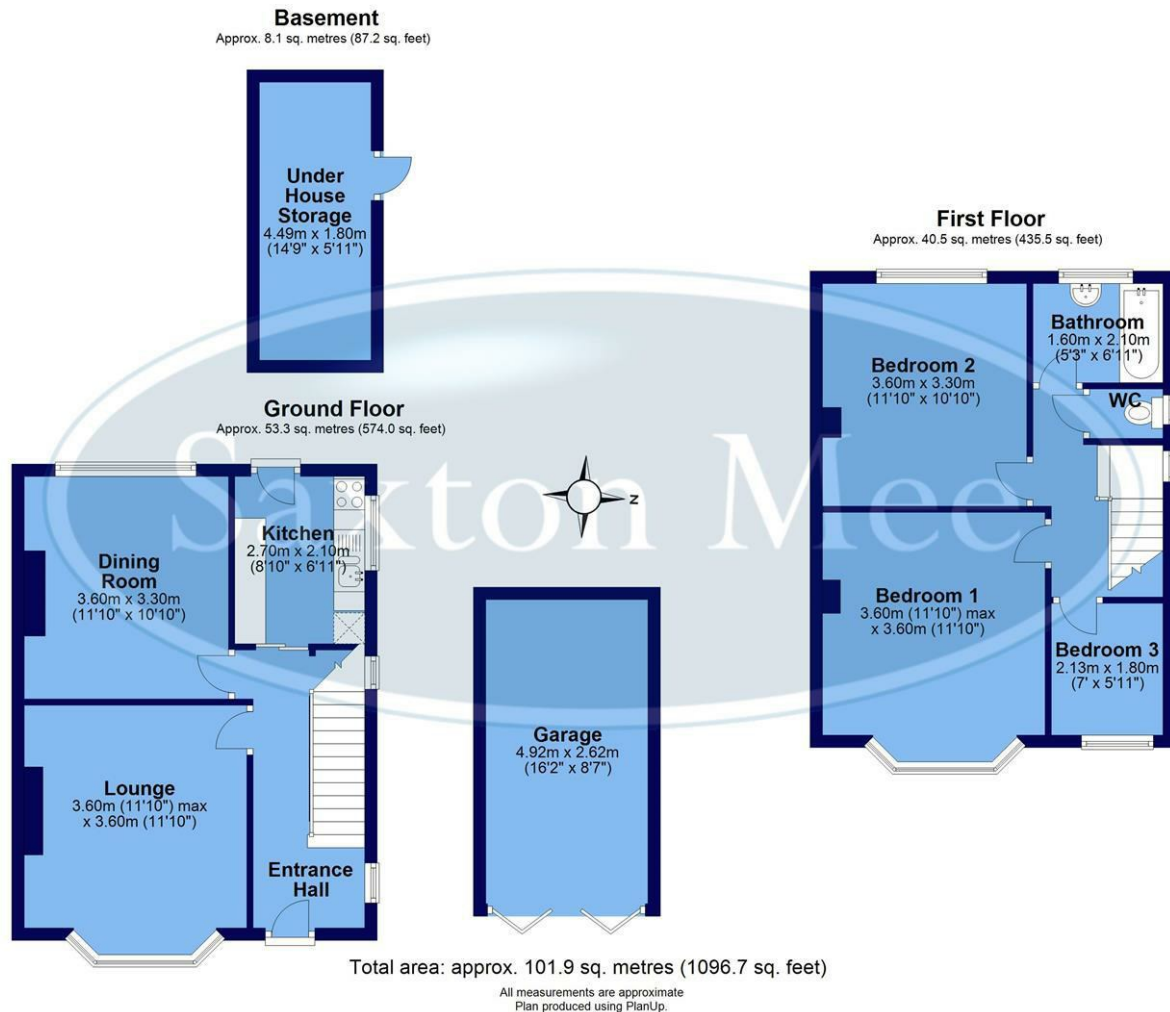
Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the 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

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	