



East Crescent Stocksbridge Sheffield S36 1AZ
Guide Price £190,000

East Crescent

Sheffield S36 1AZ

Guide Price £190,000

GUIDE PRICE £190,000-£200,000 ** FREEHOLD ** NO CHAIN ** Situated on the Garden Village Estate enjoying a lovely rear aspect and overlooking the nearby green is this well presented, three bedroom semi detached property which has a fully enclosed garden and benefits from the off-road parking, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front uPVC door into the entrance hall with an under stair storage cupboard. A door then opens into the lounge with a large front window filling the room with natural light and overlooking the green. An opening leads through to the stylish kitchen/diner having a range of wall, base and drawer units with contrasting worktops which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and a housing for a fridge freezer. There is a breakfast bar with oak work surface and access to a utility room which has housing and plumbing for a washing machine and houses the wall mounted gas boiler. Side entrance door. A door then opens into the stylish bathroom with a three piece suite including bath, WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing with access into the three good size bedrooms. The master bedroom being double in size and benefits from a walk-in wardrobe with fitted shelving. Double bedroom two overlooks the rear. Bedroom three enjoys the lovely views. Pull-down loft ladders give access into the partly boarded loft space.

- EARLY VIEWING ADVISED
- WELL PRESENTED THREE BEDROOM SEMI DETACHED
- LOUNGE/DINER
- WELL PROPORTIONED KITCHEN
- UTILITY & DOWNSTAIRS BATHROOM
- FULLY ENCLOSED REAR GARDEN
- OFF-ROAD PARKING
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

A low wall and hedge encloses the front garden. Driveway. Access via a gate down the side of the property to the fully enclosed rear garden which includes a patio and lawn. The old coal house useful for storage. Large garden shed.

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.

Approx. 47.7 sq. metres (513.7 sq. feet)



Approx. 31.1 sq. metres (335.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

83 east crescent, Sheffield

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current Potential

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

EU Directive 2009/29/EC

