

Saxton Mee

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Ralph Ellis Drive Stocksbridge Sheffield S36 1EW  
Offers Around £270,000

St Luke's  
Sheffield's Hospice



## Ralph Ellis Drive

Sheffield S36 1EW

**Offers Around £270,000**

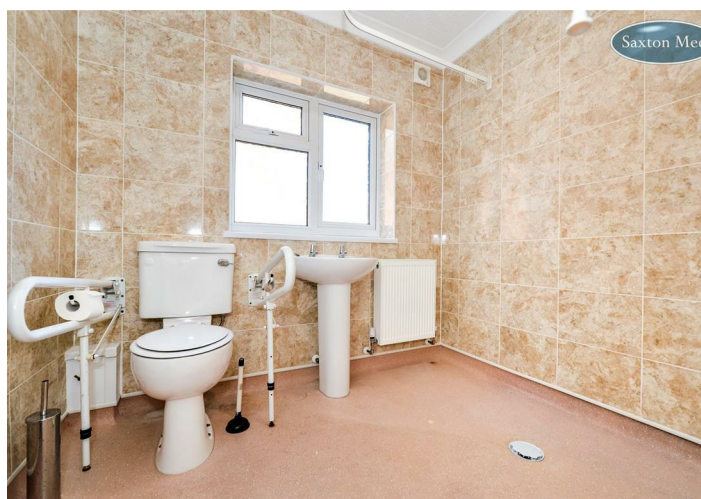
**\*\* NO CHAIN \*\* FREEHOLD \*\*** Situated in the corner of this quiet cul-de-sac on an attractive plot is this two double bedroom, stone built detached bungalow which has enclosed gardens to the front and rear garden and benefits from a gated driveway, garage, a loft useful for storage, uPVC double glazing and gas central heating. The property is in need of some updating and ideal for the discerning purchaser to alter, adapt and update to their own taste.

In brief, the living accommodation briefly comprises: enter through a front uPVC door into the entrance hall with access into the lounge, kitchen, the two bedrooms, the wet room and the spacious loft space which is boarded and perfect for storage. The lounge has a bay and side window allowing natural light and a gas fire set in a surround. The open plan kitchen/diner has a range of fitted units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above, fridge and freezer along with housing and plumbing for a washing machine and the wall mounted gas boiler. There is space for a breakfast table and chairs. Rear uPVC entrance door. The master bedroom is to the rear aspect. Double bedroom two is to the front. The wet room has a WC and wash basin.

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- EXCITING OPPORTUNITY
- LOUNGE & KITCHEN/DINER
- GATED DRIVEWAY
- LOFT SPACE
- GARAGE
- GARDENS TO THE FRONT AND REAR
- QUIET CUL-DE-SAC
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY







#### OUTSIDE

Double gates open to a driveway which leads to the garage which has recently had a new roof and has a valuated ceiling and a rear entrance door. Front lawed gardens to either side of the drive with planted borders. Access down either side of property which leads to the rear garden which has a patio and lawn.

#### 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

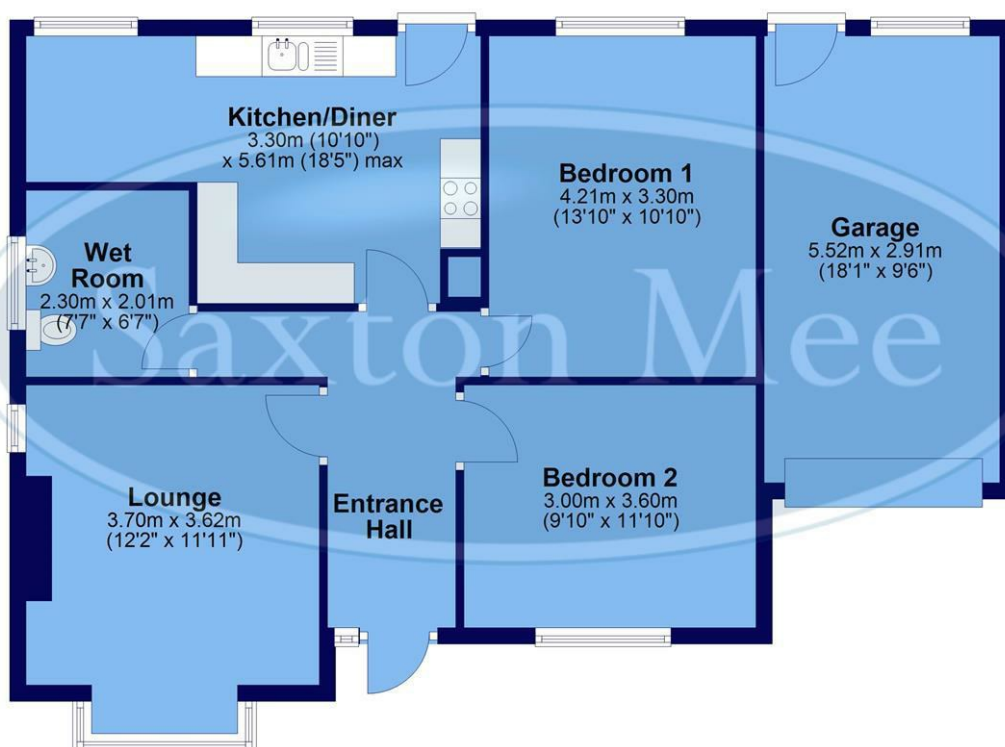
Greg Ashmore MNAEA

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## Ground Floor

Approx. 85.5 sq. metres (920.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.1 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)

