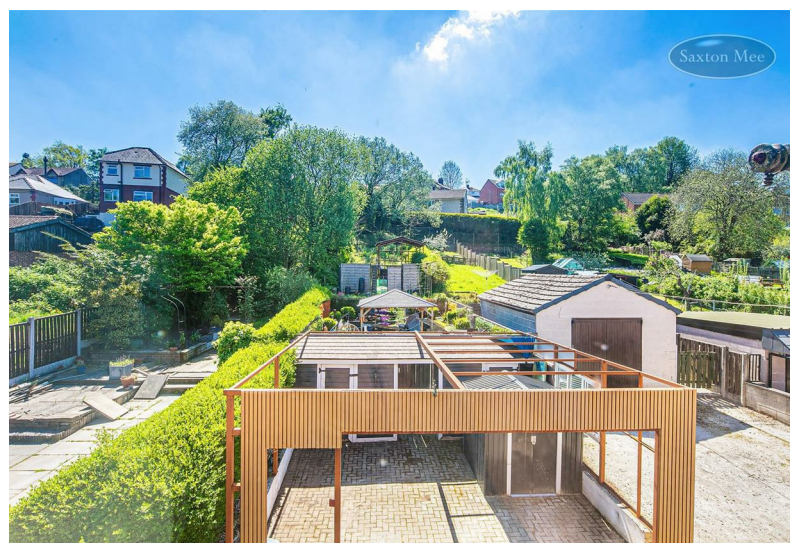




Manchester Road Stocksbridge Sheffield S36 1DR
Guide Price £160,000

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GUIDE PRICE £160,000-£170,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** OFF-ROAD PARKING ** Situated on this popular residential road is this three good sized bedroom end terrace property which enjoys a good sized rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises; enter through uPVC doors into a porch with a uPVC door into the entrance hall. Access into the lounge. The lounge has a front window, allowing natural light, while the media wall with built-in fireplace is the focal point of the room. The lounge flows into the dining/kitchen which has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, five ring hob with extractor above, fridge, freezer along with plumbing for a washing machine. There is a breakfast bar, a side uPVC door and a cupboard which houses the gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three good sized bedrooms and the bathroom. The master bedroom is to the front aspect and has fitted wardrobes. Double bedroom two overlooks the rear and has space for furniture. Bedrooms three is to the rear aspect. The stylish bathroom has underfloor heating and a three piece suite including bath with overhead shower, WC and wash basin.

- THREE GOOD SIZED BEDROOM END TERRACE
- SOUTH FACING REAR GARDEN
- OFF-ROAD PARKING
- LOUNGE WITH MEDIA WALL
- KITCHEN/DINER
- STYLISH THREE PIECE SUITE BATHROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY
- FREEHOLD





OUTSIDE

To the front a low wall encloses a front garden with decorative patio.

To the rear is vehicular access which provides off-road parking on a block-paved drive. There is a shed and outbuildings. A door opens to a garden area with a sheltered area and steps lead to a further garden.

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.



Total area: approx. 78.8 sq. metres (848.3 sq. feet)

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

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