



Paterson Croft Stocksbridge Sheffield S36 1JP
Guide Price £230,000

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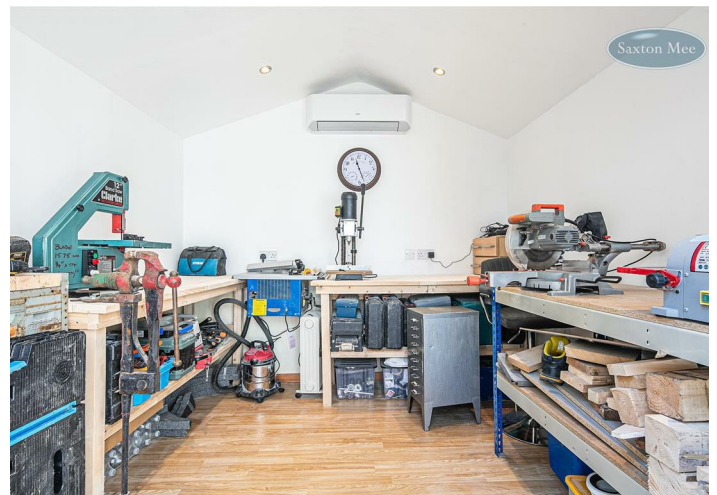
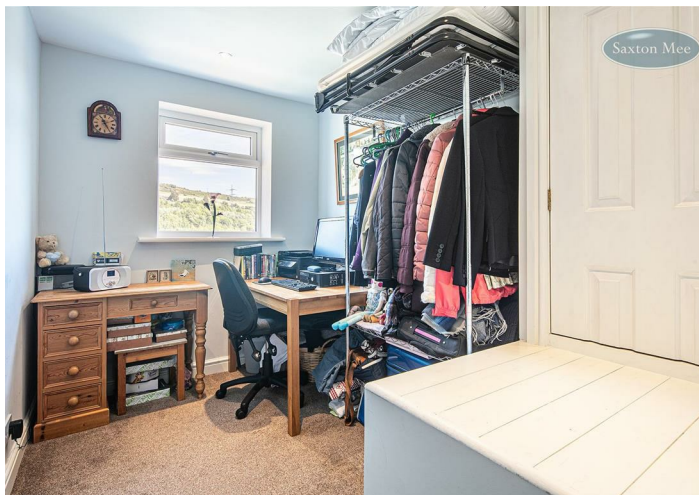
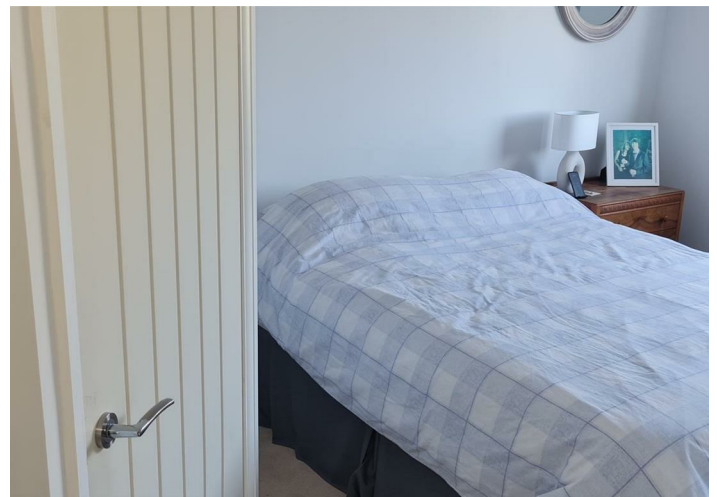
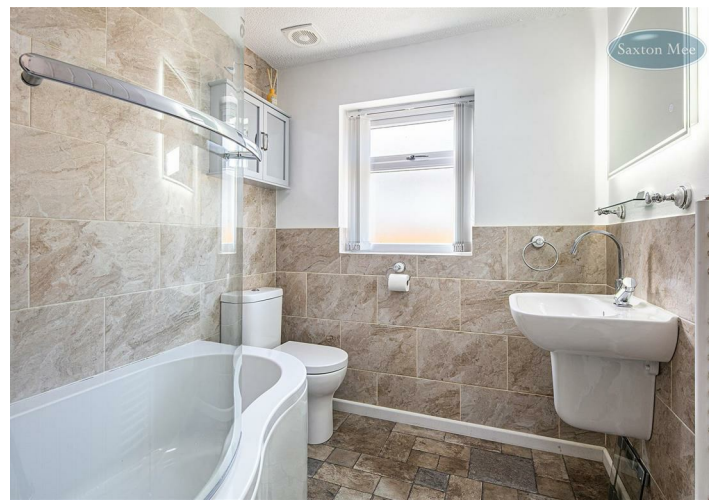
GUIDE PRICE £230,000-£240,000 ** FREEHOLD ** SOUTH-WEST FACING GARDEN WITH HOME OFFICE ** Situated on this quiet cul-de-sac position is this three bedroom detached property which enjoys a south-west facing garden and benefits from off-road parking for three cars, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation comprises: enter through a front composite door into the extended entrance porch with a downstairs WC. Access into the generously proportioned lounge with a front window allowing natural light and an under stair storage cupboard, while the focal point is the electric fire set in attractive surround. A door then opens into the open plan kitchen and dining room. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Housing for a Range cooker, American style fridge freezer along with housing and plumbing for a dishwasher and washing machine. The dining room has uPVC French doors opening onto the rear garden, providing a perfect extension for indoor outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the three bedrooms and the bathroom. The principal bedroom is to the front of the property. Double bedroom two overlooks the rear garden. Bedroom three has a storage cupboard which houses the gas boiler. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- FREEHOLD
- SOUTH WEST FACING REAR GARDEN
- HOME OFFICE
- OFF ROAD PARKING FOR SEVERAL CARS
- THREE BEDROOMS
- LOUNGE & KITCHEN/DINER
- DOWNSTAIRS WC
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front is off-road parking for three cars. Outside electric points and front garden area. To the rear is a fully enclosed garden which has a wooden decked area, patio and a gravelled area. There is a garden shed and a large office/workshop with air-conditioning, electric and lighting.

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 Council Tax Band B.

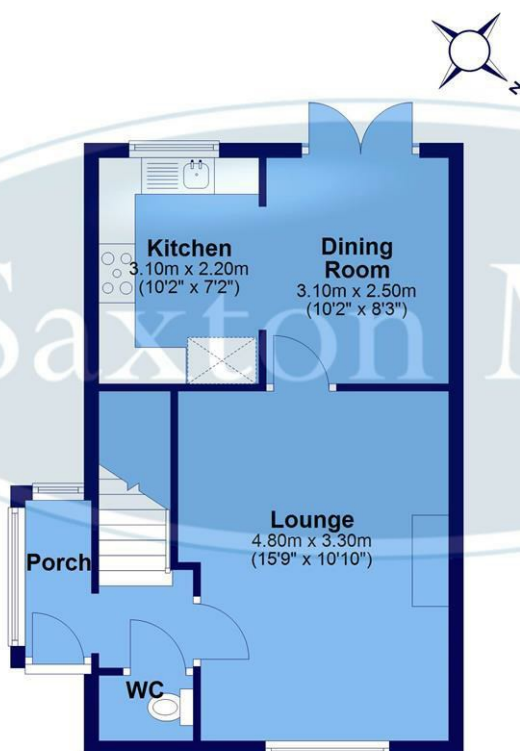
VALUER

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.

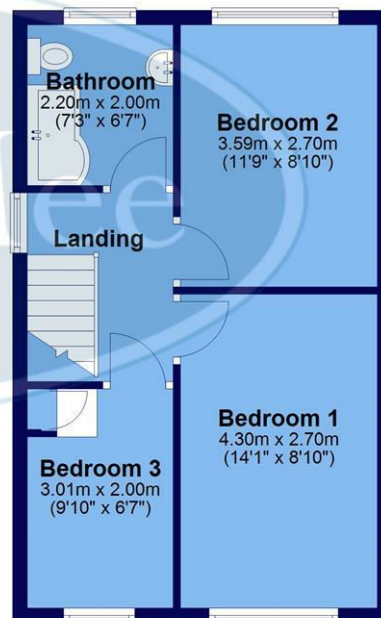
Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 78.6 sq. metres (845.6 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			