



Sitwell Avenue Stocksbridge Sheffield S36 1FF
Price Guide £180,000

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PRICE GUIDE £180,000-£190,000 ** FREEHOLD ** Situated on this attractive Garden Village Estate is this modern and contemporary three bedroom end townhouse which has recently been renovated and benefits from gardens to the front and rear, internal oak doors, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation comprises: enter through a front composite door which access into the lounge. Double doors then open into the dining room. Access into the kitchen which has a range of units with contrasting worktops. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, fridge freezer and the housed gas boiler. A door then opens into the rear entrance lobby. Storage cupboard. The four piece suite bathroom has a new shower and wash basin with a side uPVC door off.

A staircase rises to the first floor landing with access into the loft space and the three bedrooms. Bedroom three has a full row of bespoke wardrobes and cupboards.

- THREE BEDROOM END TOWNHOUSE
- RECENTLY RENOVATED
- WELL PRESENTED ACCOMMODATION THROUGHTOUT
- LOUNGE, DINING ROOM & KITCHEN
- DOWNSTAIRS THREE PIECE SUITE BATHROOM
- GARDENS TO THE FRONT & REAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFILED & M1 MOTORWAY





OUTSIDE

Front garden with access to the entrance door. Access down the side of the property to the fully enclosed rear garden which includes a wooden decked area and lawn. Garage store.

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.

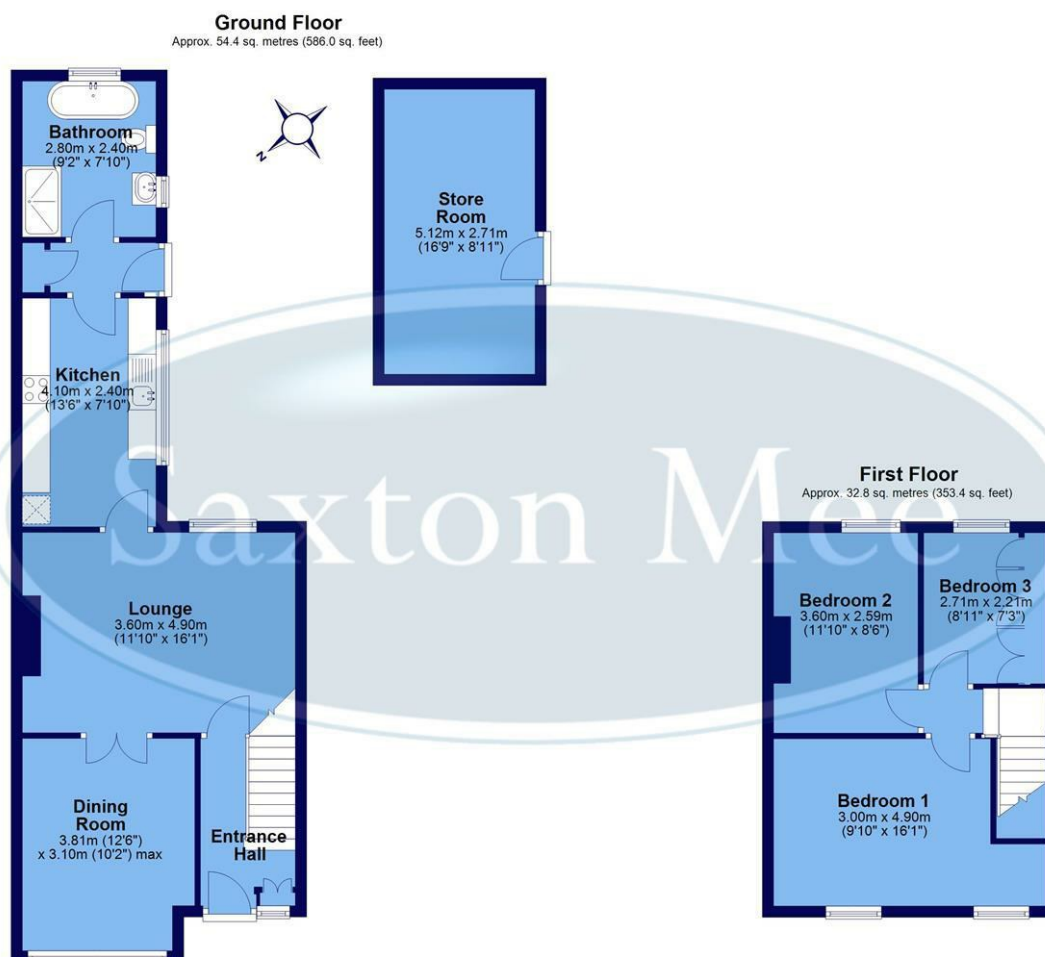
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

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Total area: approx. 87.3 sq. metres (939.4 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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