



Linden Crescent Stocksbridge Sheffield S36 1DF
Guide Price £350,000

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GUIDE PRICE £350,000-£375,000 Viewing is essential to appreciate the accommodation on offer of this fabulous, four bedroom, two bathroom detached property which is situated on an admirable plot with stunning gardens and benefits from a new Resin driveway providing ample off road parking, garage, solar panels, uPVC double glazing and gas central heating.

With over 1,923 square foot, the spacious and well presented living accommodation comprises: front composite door which opens into the lobby and entrance hall which has a downstairs WC and under stair storage cupboard. Access into the lounge and the kitchen/breakfast room. The well proportioned lounge has a lovely bay window along with uPVC French doors to the rear, while the focal point is the gas fire set in an attractive surround. The kitchen has a modern range of wall, base and drawer units with complementary quartz work surfaces which incorporate the sink and drainer. The breakfast bar island incorporates the four ring hob with extractor above. Integrated appliances include a double electric oven, microwave, dishwasher, washing machine and fridge freezer. Underfloor heating which runs into the utility which has matching units and work surfaces and a side uPVC door. From the kitchen, a sliding uPVC door opens into the garden room with underfloor heating and an insulated roof with two Velux windows and uPVC French doors. Off the kitchen, is the extended dining room with a modern gas fire and which leads into the garden with insulated roof and uPVC French doors.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the four bedrooms and the bathroom. The master bedroom benefits from fitted wardrobes and comes with an en suite shower room. Three further good size bedrooms. The bathroom comes with a four piece suite complete with walk-in shower cubicle, bath, WC, wash basin, chrome towel radiator and underfloor heating.

- VIEWING IS HIGHLY RECOMMENDED
- SPACIOUS & STUNNING ACCOMMODATION
- FANTASTIC GARDENS
- FOUR BEDROOMS & TWO BATHROOMS
- UTILITY & DOWNSTAIRS WC
- TWO GARDEN ROOMS, DINING ROOM, KITCHEN & LOUNGE
- RESIN DRIVEWAY & GARAGE





OUTSIDE

Double gates open to the Resin drive providing off-road parking for three cars which leads to the garage with a new door and which benefits from electric and lighting. To the front is a well landscaped garden with three artificial lawns with attractive planted borders. Access down the side of the property to the rear garden which has artificial lawns, Indian stone patio, a garden shed and summer house.

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.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

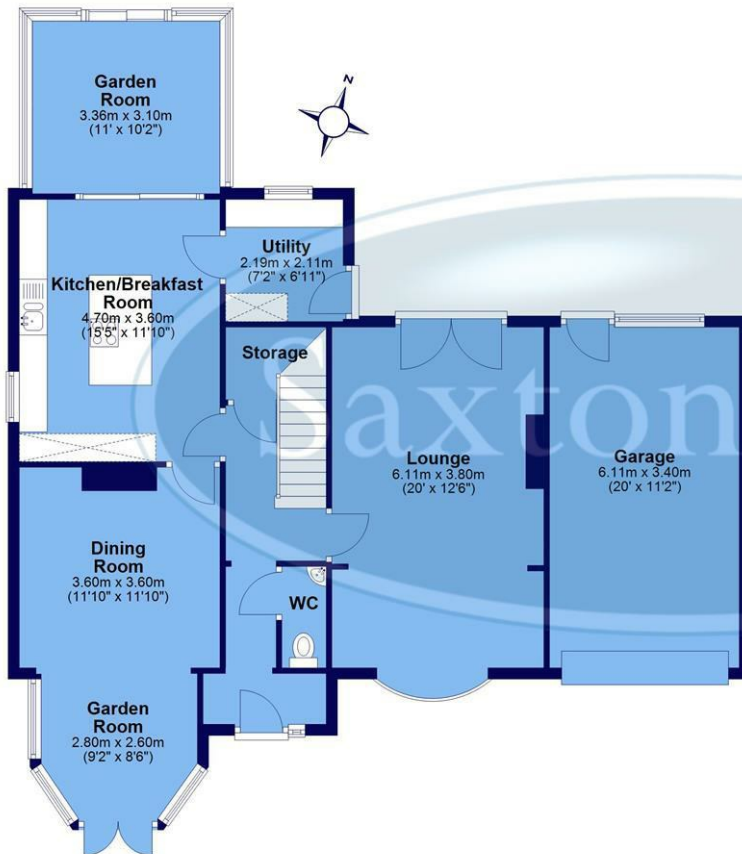
VALUER

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.

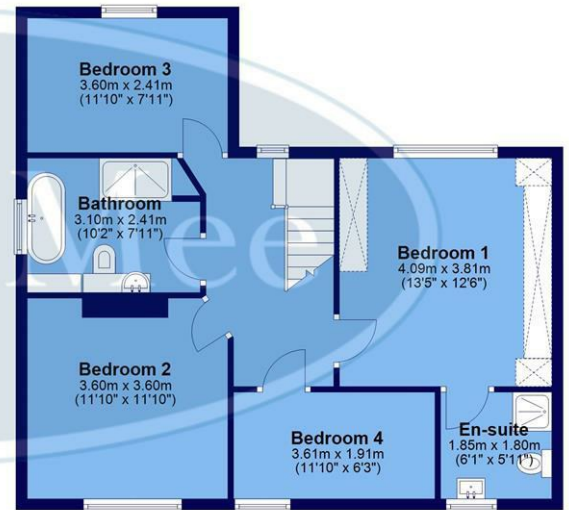
Ground Floor

Approx. 112.3 sq. metres (1208.6 sq. feet)



First Floor

Approx. 66.4 sq. metres (714.8 sq. feet)



Total area: approx. 178.7 sq. metres (1923.4 sq. feet)

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

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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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		82	83
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			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	76
EU Directive 2002/91/EC			