

Mcintyre Road Stocksbridge Sheffield S36 1DG  
Price Guide £170,000



# Mcintyre Road

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**\*\* FREEHOLD \*\* NO CHAIN \*\*PRICE GUIDE £170,000-£180,000\*\*** Situated on this cul-de-sac position is this larger than average, three bedroom semi detached property which has gardens to the front and rear and benefits from a gated driveway, garage, uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

The accommodation briefly comprises: front door which opens into an extended porch with access into the entrance hall with a door opening to the good sized cellar, which provides useful storage. There is access to the lounge, dining room and breakfast kitchen. The lounge has a front window allowing natural light. The dining room has dual aspect windows. The kitchen has a range of units with a worktop which incorporates the sink and drainer. There is space for an oven, washing machine and in the corner of the room is the gas boiler. A door opens to a garden room which has a newly fitted insulated roof and a sliding door which opens onto the rear garden.

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 principal bedroom is to the front of the property and has fitted cupboards. Bedroom two has dual aspect windows and is to the rear of the property. Bedroom three is to the rear aspect. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- THREE GOOD SIZED BEDROOM SEMI DETACHED PROPERTY
- DRIVEWAY
- GARAGE
- IN NEED OF SOME MODERNISATION
- KITCHEN, LOUNGE, DINING ROOM & GARDEN ROOM
- CELLAR PROVIDING USEFUL STORAGE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY







#### OUTSIDE

A low wall encloses a front garden. A gate and path leads to the entrance door. Double gates open to a driveway and this in turn leads to the garage with electric door. To the rear is a 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.

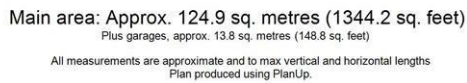
#### MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band 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.



**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Energy Source	CO <sub>2</sub> Emissions (g/kWh)	Rank
(92 plus)	A	1
(81-91)	B	2
(69-80)	C	3
(55-68)	D	4
(39-54)	E	5
(21-38)	F	6
(1-20)	G	7

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC