



Mcintyre Road Stocksbridge Sheffield S36 1DG
Guide Price £270,000

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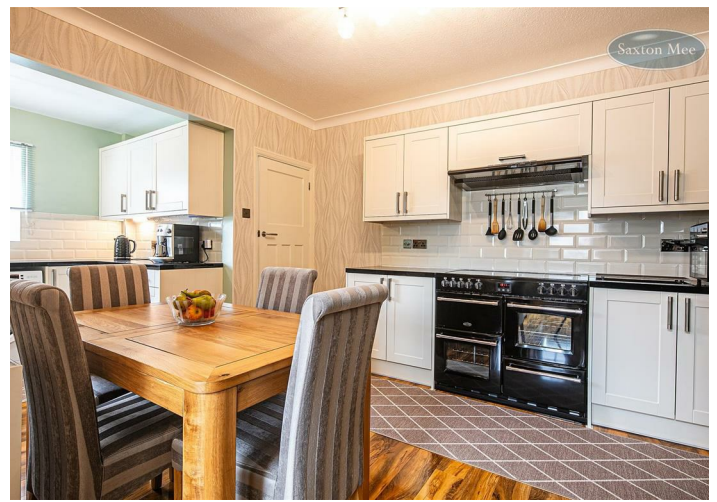
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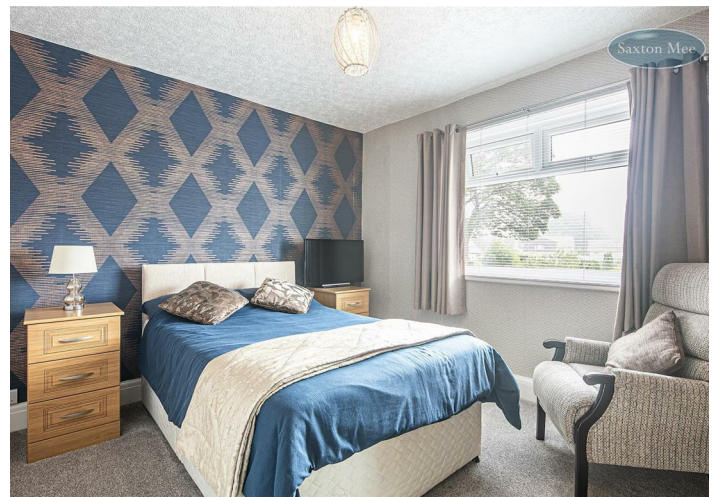
GUIDE PRICE £270,000-£280,000 ** FREEHOLD ** WEST FACING REAR GARDEN ** Situated on this quiet cul-de-sac is this three bedroom detached property which enjoys a lovely rear garden and benefits from a rear extension, a gated driveway, larger than average garage, uPVC double glazing and gas central heating. The property has undergone a scheme of modernisation including new windows and doors, new flooring, a new bathroom and redecorated.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with a downstairs WC. Access into the lounge and the open plan kitchen and dining room. The lounge has a bay window allowing lots of natural light. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for a Range cooker with extractor above along with space and plumbing for a washing machine and fridge freezer. A useful cupboard has space for a freezer. The dining room has a cast-iron multi fuel stove, which is the focal point of the room. Attractive flooring flows into the extended garden room which has a Velux window. A door opens to a rear entrance lobby with space for coats and shoes and has access onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space providing excellent storage, the three bedrooms and the shower room. The master is to the front aspect with space for furniture. Double bedroom two overlooks the rear garden and again has space for furniture. Bedroom three is to the front aspect. The stylish shower is fully tiled and has a chrome towel radiator, a double shower enclosure, WC and wash basin with vanity unit.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- LOUNGE WITH BAY WINDOW
- FABULOUS OPEN PLAN KITCHEN & DINING ROOM
- EXTENDED GARDEN ROOM
- DOWNSTAIRS WC
- THREE BEDROOMS
- WEST FACING REAR GARDEN
- GATED DRIVEWAY & A LARGER THAN AVERAGE GARAGE
- FOX VALLEY SHOPPING CENTRE, EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

A low wall encloses a front gravelled garden. Double gates open to a driveway which leads to the larger than average garage with power and provides excellent storage to the rear. The fully enclosed west facing garden has a lawn, flower beds, allotments and a lovely seating area.

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 C.

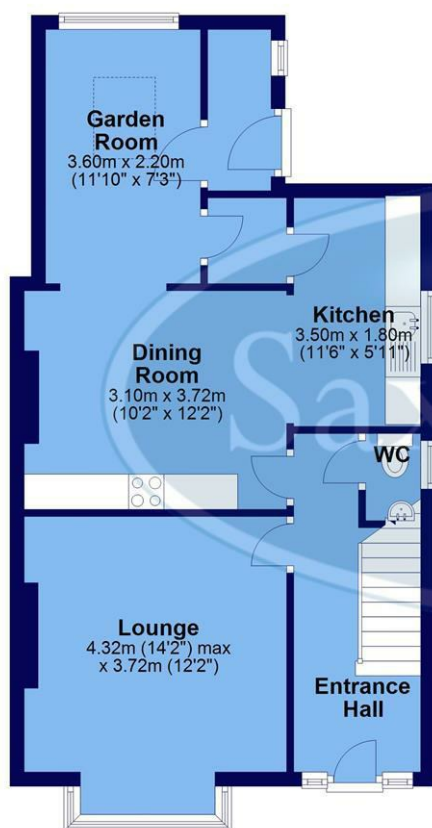
VALUER

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.

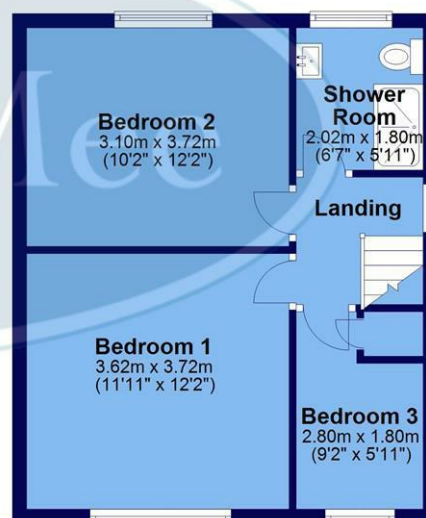
Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



First Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



Total area: approx. 92.5 sq. metres (995.5 sq. feet)

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

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