



Nine Acre Lane Stocksbridge Sheffield S36 2AS  
Guide Price £165,000

# Nine Acre Lane

## Sheffield S36 2AS

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GUIDE PRICE £165,000-£170,000 Situated in this rural setting enjoying a fabulous outlook is this spacious, one bedroom Grade II Listed, stone built cottage which benefits from off-road parking, further visitor parking, double glazing wood windows and oil heating. Dating back to 1784 the property combines original features with a modern feel.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the entrance hall with access into the lounge and a study area/hall with storage under the stairs. The lounge/dining room has exposed beams, attractive flooring and a cast-iron open fireplace with exposed brick, which is the focal point of the room. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the pot sink. There is space for an oven with extractor above, along with an housing and plumbing for a washing machine, integrated dishwasher and space for a fridge freezer.

From the hall, a winding staircase rises to the first floor landing with a side window and access into the bedroom and the bathroom. The bedroom measures 4.90m x 4.60m and benefits from a feature cast-iron fireplace. The stylish four piece suite bathroom includes a freestanding bath, double shower cubicle, WC and wash basin.

- VIEWING ESSENTIAL
- SPACIOUS ACCOMMODATION
- LOUNGE & MODERN KITCHEN
- STYLISH FOUR PIECE SUITE BATHROOM
- STUNNING VIEWS
- PARKING & FURTHER VISITOR PARKING
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





#### OUTSIDE

A long driveway leads to this rural setting. Visitor parking space. A private driveway providing off-road parking. To the front is a stone flagged seating area. Garden shed.

#### 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.

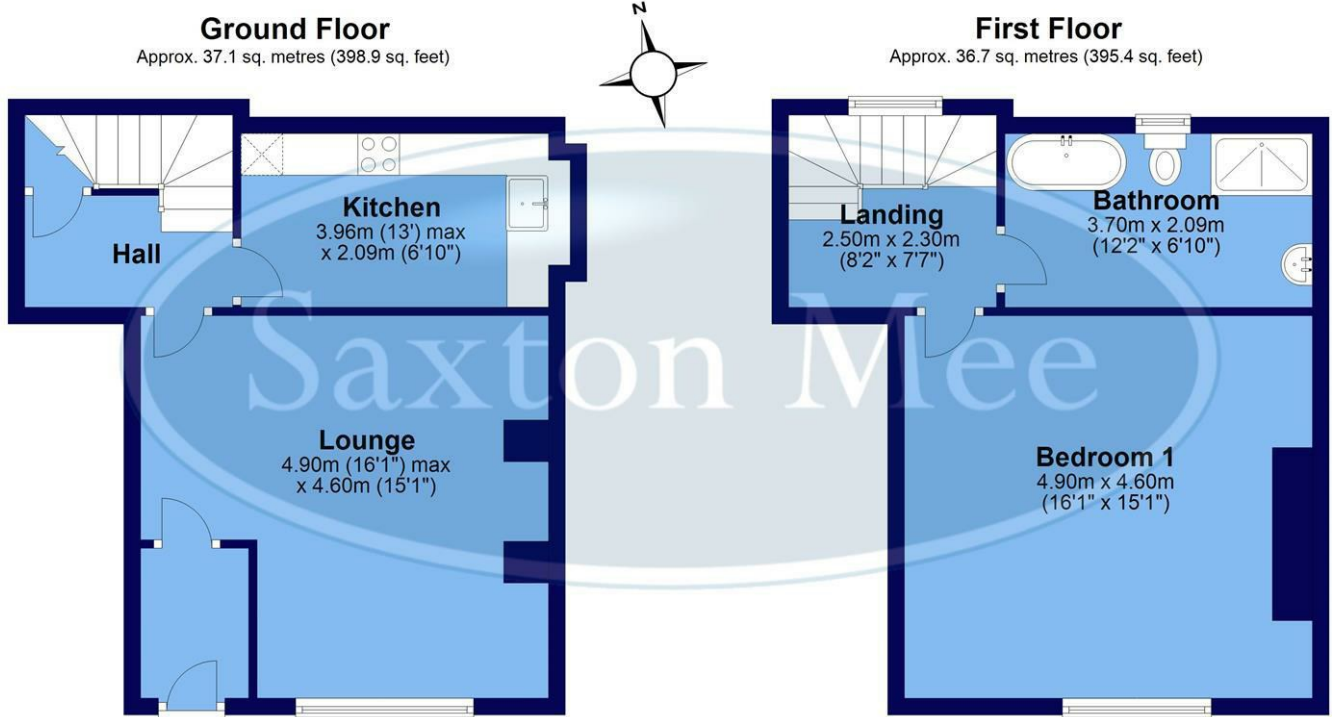
#### MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 25th March 1991.  
The property is currently Council Tax Band A.

#### 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.



Total area: approx. 73.8 sq. metres (794.3 sq. feet)

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**Hillsborough**  
**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			
(41-54) E			
(21-40) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(41-54) E			
(21-40) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			