



Mcintyre Road Stocksbridge Sheffield S36 1DG
Guide Price £175,000

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GUIDE PRICE £175,000-£185,000 ** FREEHOLD ** NO CHAIN ** Situated on this attractive corner plot on a quiet cul-de-sac is this two double bedroom detached property which enjoys lovely gardens and benefits from a driveway, garage, uPVC double glazing, a modern boiler (approximately two years old) and gas central heating. The property has been well kept by the current owner but is in need of some cosmetic updating.

In brief, the living accommodation briefly comprises: enter through a front uPVC door into the entrance hall with an under stair storage cupboard. Access into the open plan L shaped lounge/dining area and bathroom. The good size lounge has a large front window allowing natural light and a gas fire. The lounge flows into the kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob along with space for a fridge freezer. A rear uPVC door opens into the extended garden room with plumbing for a washing machine and a side uPVC entrance door. The bathroom has a three piece suite including bath, WC and wash basin set in a large vanity unit.

From the entrance hall, a staircase rises to the first floor landing with access into the two good sized bedrooms. The principal bedroom is to the front aspect and has fitted wardrobes. Bedroom two overlooks the rear and has fitted wardrobes, a WC and wash basin off as well as eaves storage.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM DETACHED PROPERTY
- LOVELY GARDENS
- DRIVEWAY & GARAGE
- LOUNGE & KITCHEN/DINER
- DOWNSTAIRS BATHROOM
- GARDEN ROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Situated on this attractive corner plot, the property has a front lawn with planted borders that wraps round the side. A driveway leads to the garage with up and over door, rear uPVC entrance door, power and lighting and houses the gas boiler. The rear garden has a patio.

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.

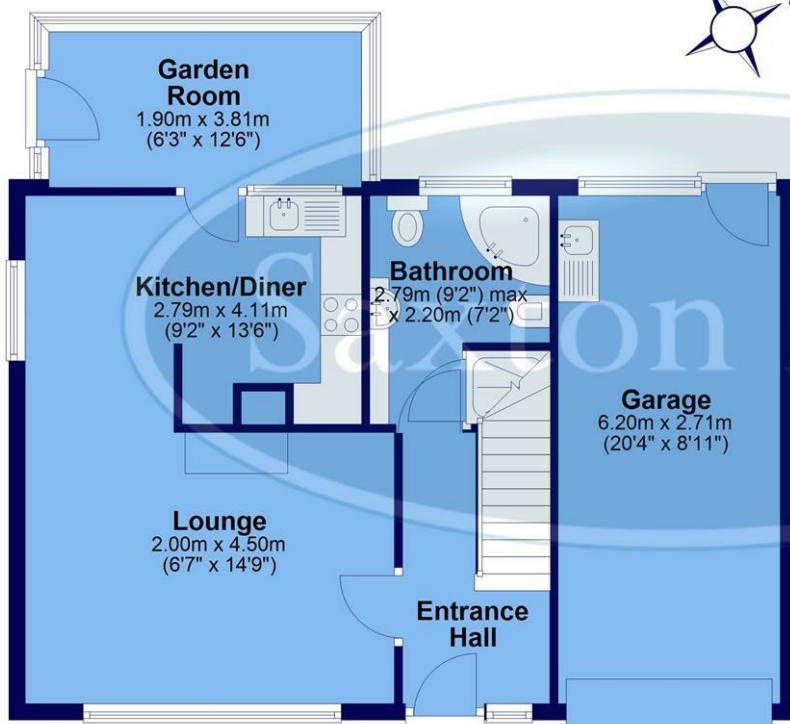
VALUER

Greg Ashmore MNAEA

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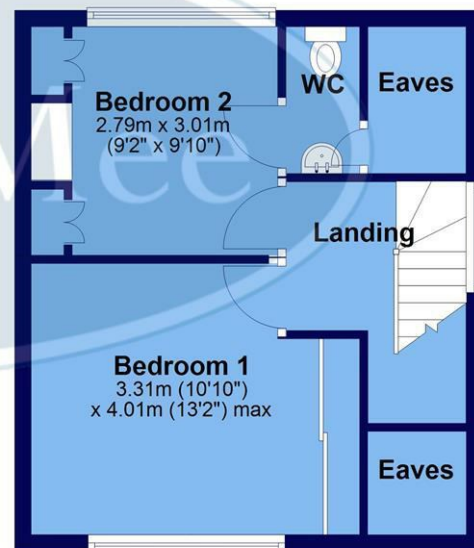
Ground Floor

Approx. 64.7 sq. metres (695.9 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 97.5 sq. metres (1049.6 sq. feet)

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

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