

**Victoria Road Stocksbridge Sheffield S36 2FX**  
**Offers Around £150,000**

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Sheffield S36 2FX

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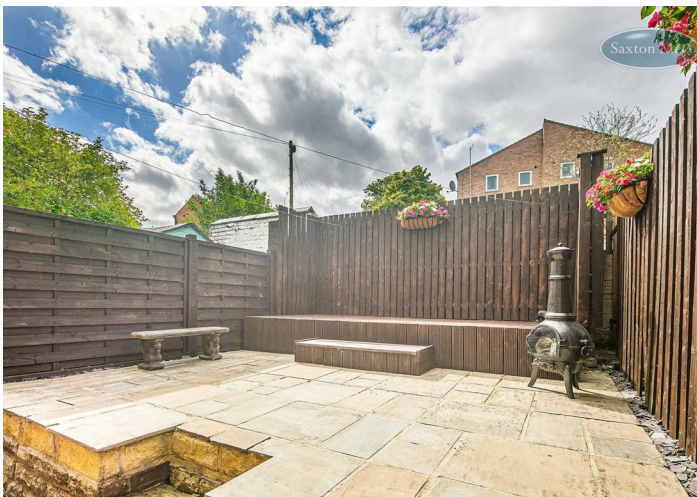
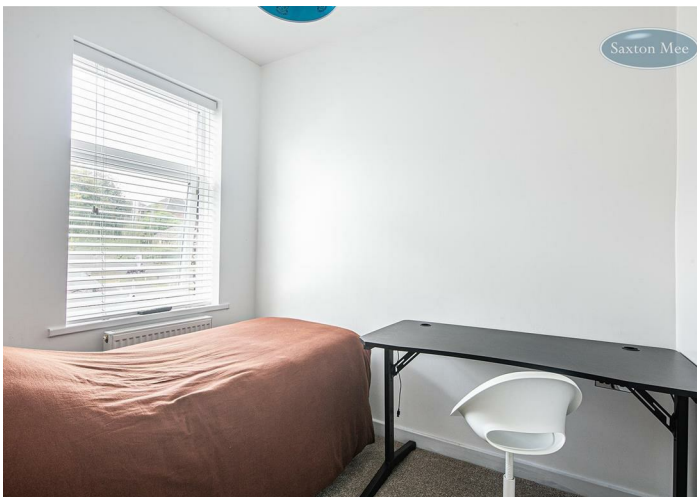
OFFERS AROUND £150,000 \*\* NO CHAIN \*\* FREEHOLD \*\* SOUTH-WEST FACING REAR GARDEN \*\* Dating back to 1872 is this well presented, two bedroom terrace property which enjoys a low maintenance rear garden and benefits from a brand new insulated roof, uPVC double glazing and gas central heating. The property is situated in this popular residential area of Stocksbridge with easy access to Fox Valley Shopping Centre, Sheffield and motorway networks.

Tastefully decorated in neutral tones, the living accommodation briefly comprises: enter through a composite entrance door into the good sized lounge which has a front window and attractive flooring. An opening then leads into the kitchen/diner 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 with extractor above and dishwasher as well as space for a washing machine, fridge and a cupboard which houses the gas combination boiler. There is space for a table and chairs and a rear uPVC entrance door.

From the lounge, a staircase rises to the first floor landing with access into a loft space, the two bedrooms and a bathroom. The principal bedroom is a good sized double and has space for furniture. Bedroom two overlooks the rear. The modern and contemporary bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO BEDROOM MID TERRACE
- GOOD SIZED LOUNGE
- KITCHEN/DINER
- SOUTH-WEST FACING REAR GARDEN
- STYLISH THREE PIECE SUITE BATHROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





**OUTSIDE**  
To the front of the property is a low stone wall encloses a flagged forecourt. Shared access to the south-west facing rear garden which has a patio, wooden decked area and a brick built outbuilding providing useful storage.

**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.

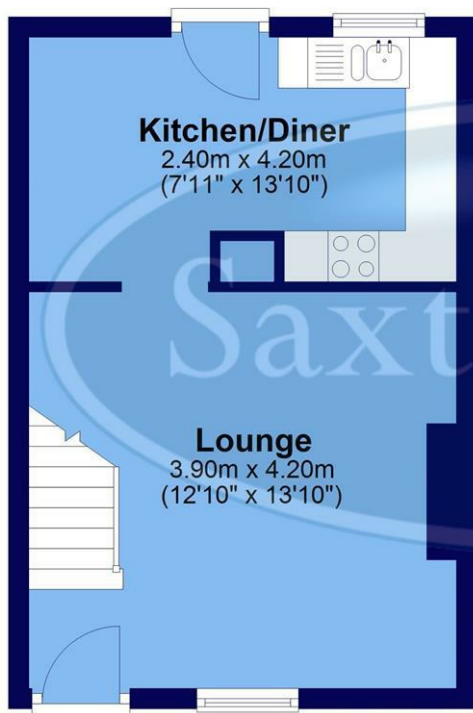
**MATERIAL INFORMATION**  
The property is Freehold and currently Council Tax Band A.

**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.

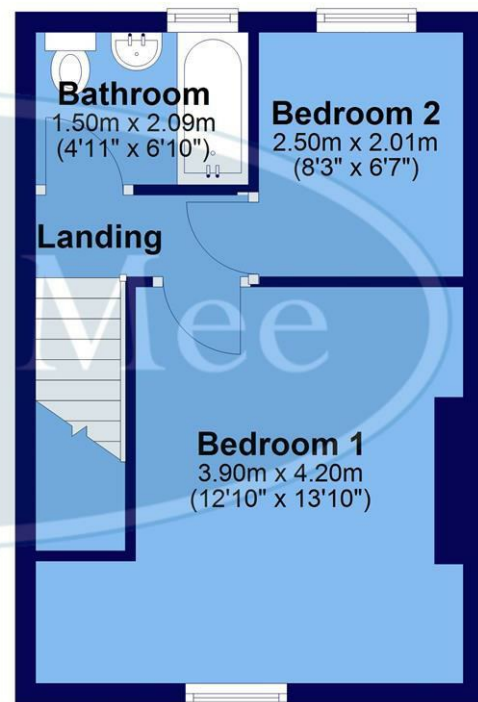
## Ground Floor

Approx. 26.9 sq. metres (289.8 sq. feet)



## First Floor

Approx. 26.9 sq. metres (289.8 sq. feet)



Total area: approx. 53.8 sq. metres (579.6 sq. feet)

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

**Crookes**  
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**Stocksbridge**

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