



New Hall Crescent Stocksbridge Sheffield S36 1LF
Guide Price £190,000

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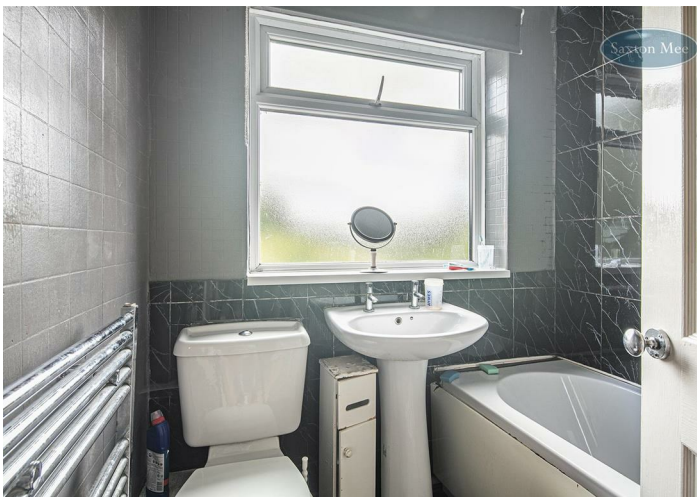
GUIDE PRICE £190,000-£200,000 ** FREEHOLD ** NO CHAIN ** Situated on this quiet residential road enjoying an attractive outlook is this three bedroom semi detached property which enjoys a rear garden and benefits from a block paved driveway providing off-road parking, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises: enter through a front uPVC door into the entrance hall with access into the open plan lounge and dining room. The lounge area to the front has a large window and an electric fire, which is the focal point of the room. Attractive flooring flows into the dining area with a rear window. A door opens into the extended kitchen and utility. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven with an extractor above, fridge freezer and plumbing for a washing machine. A cupboard under the stairs offers useful storage and houses the gas boiler. Access into a side porch which has a uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The principal bedroom is to the front aspect. Double bedroom two overlooks the rear. Bedroom three is to the front. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN LOUNGE & DINING ROOM
- EXTENDED KITCHEN
- THREE PIECE SUITE BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD FOR UP TO THREE CARS
- REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front of the property is a block paved driveway providing off-road parking for up to three cars. The driveway continues down the side of the property. To the rear is a garden with a lawn with planted borders.

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.

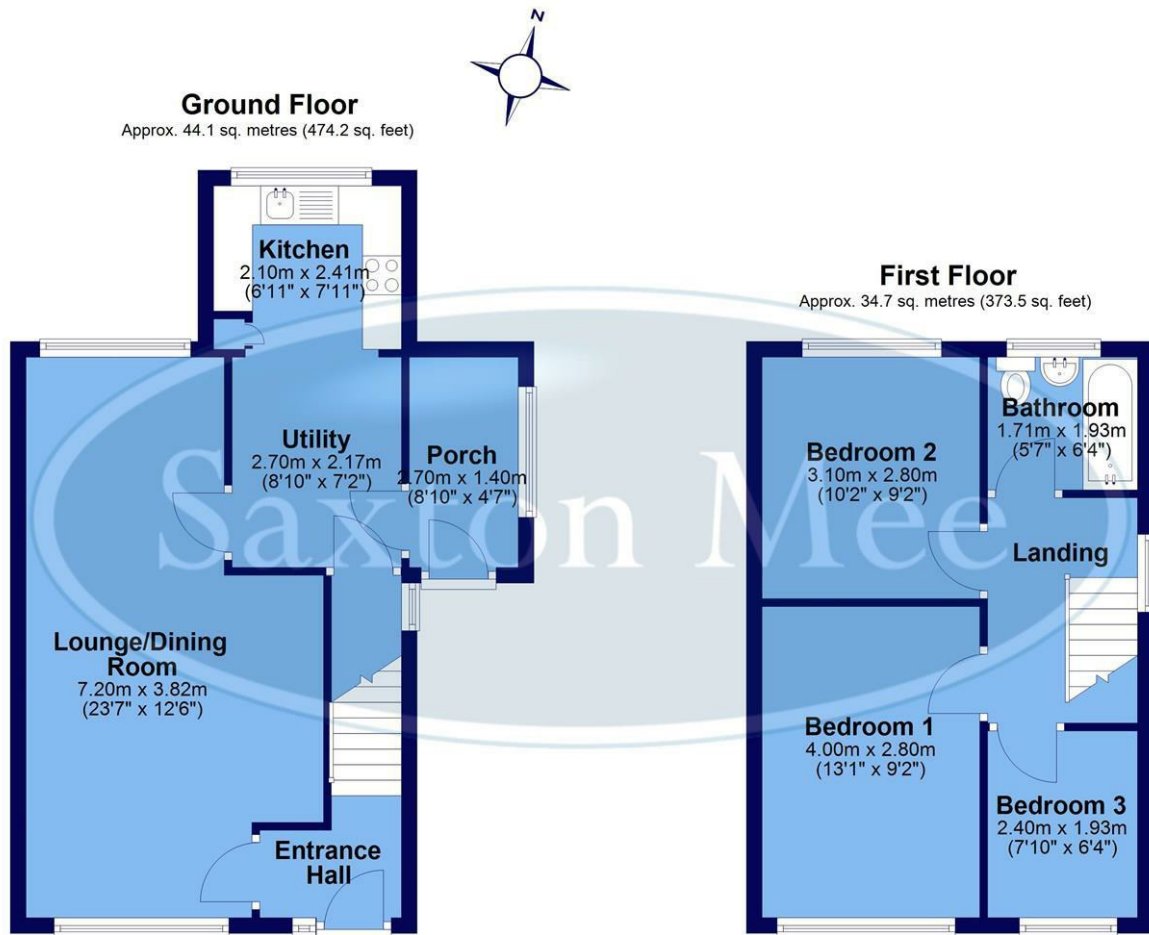
MATERIAL INFORMATION

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.



Total area: approx. 78.8 sq. metres (847.7 sq. feet)

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

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