



Manchester Road Stocksbridge Sheffield S36 2DX
Guide Price £190,000

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GUIDE PRICE £190,000-£200,000 Built in 2021 is this three double bedroom townhouse which is finished to a high standard and benefits from solar panels which go towards the energy bills, two parking spaces, gardens to the front and rear, uPVC double glazing and gas central heating. The property has three years left on its New Build Guarantee.

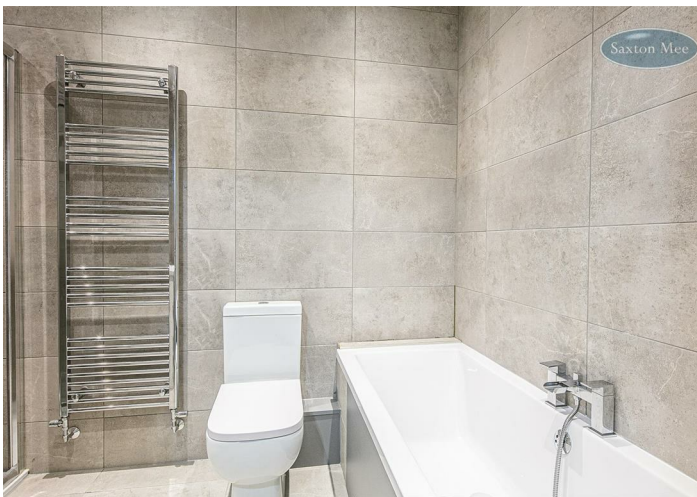
Neutrally decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the entrance hall with access into the lounge which has front window. A door then opens into the inner lobby with a downstairs WC and access into the kitchen diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher as well as housing and plumbing for a washing machine, space for a fridge freezer and houses the gas boiler. Double doors open onto the rear garden, providing a perfect extension for indoor outdoor dining.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the family bathroom. Double bedroom two is to the front aspect and has two windows. Double bedroom three overlooks the rear. The bathroom is fully tiled and has a chrome towel radiator and a four piece suite including shower enclosure, bath, WC and wash basin.

A further staircase rises to the second floor and the principal bedroom which benefits from ample eaves storage.

- THREE DOUBLE BEDROOM TOWNHOUSE
- SOLAR PANELS WHICH GO TOWARDS THE ENERGY BILLS
- LOUNGE
- KITCHEN/DINER WITH ACCESS TO THE REAR GARDEN
- DOWNSTAIRS WC
- FOUR PIECE SUITE BATHROOM
- GARDENS TO THE FRONT & REAR
- 2 PARKING SPACES
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front of the property is a lawn with access to the entrance door. To the rear is a patio and lawned garden. Two parking spaces.

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

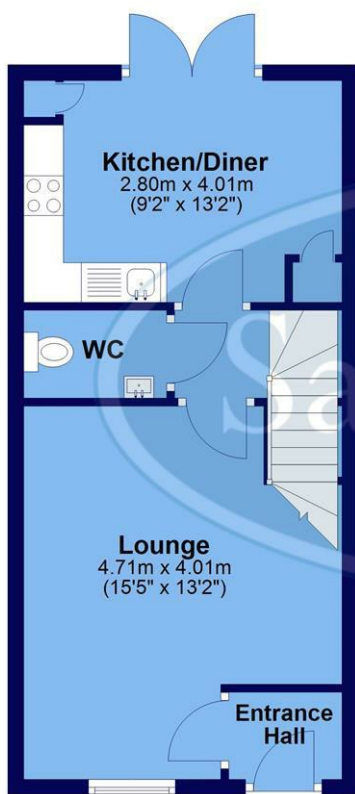
The property is Freehold and currently Council Tax Band C.

VALUER

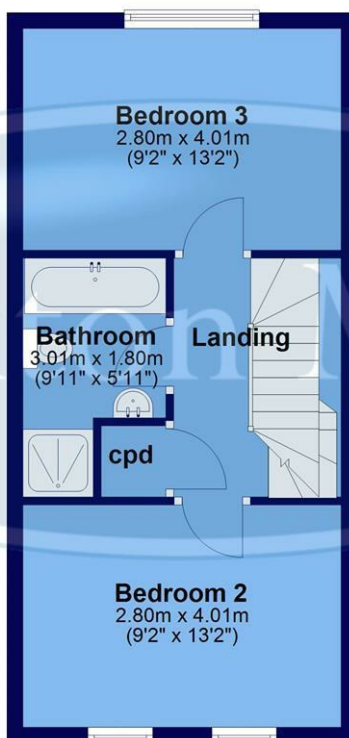
Greg Ashmore MNAEA

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. 35.4 sq. metres (380.5 sq. feet)



First Floor
Approx. 35.4 sq. metres (380.5 sq. feet)



Second Floor
Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 105.1 sq. metres (1131.7 sq. feet)

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

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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		
	(43-54) E		
	(31-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
	Very environmentally friendly - lower CO ₂ emissions		
	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(43-54) E		
	(31-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	