



## Paterson Gardens

Stocksbridge, S36 1JR

Guide Price £140,000 - £150,000

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- 2 BED END TOWNHOUSE
- LARGE CORNER PLOT
- TASTEFULLY DECORATED
- AMPLE ALLOCATED OFF ROAD PARKING
- CLOSE TO AN ARRAY OF AMENITIES
- BACKWATER LOCATION
- IMPRESSIVE BREAKFAST KITCHEN
- WELL KEPT GARDEN TO TWO SIDES
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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GUIDE PRICE £140,000 - £150,000. A HIDDEN GEM! Nestled in a tranquil backwater location of Paterson Gardens, this charming 2 bed townhouse in Stocksbridge, Sheffield, offers a delightful retreat in a quiet cul de sac. With two well-proportioned bedrooms, modern fixtures, sun drenched gardens and having been well kept throughout, this property is ideal for first-time buyers or savvy investors seeking a promising opportunity.

Located close to an array of amenities including Fox Valley, surrounded by reputable schools, a short drive to the M1 and with direct roads leading to Sheffield, Manchester and Barnsley; it is a great commuter spot.

The heart of the home is undoubtedly the beautiful breakfast kitchen, which provides a warm and inviting space for culinary creativity and casual dining. The layout is both spacious and appealing, making it easy to move straight in and start enjoying your new surroundings. Additionally, the property benefits from allocated parking, ensuring convenience for residents and guests alike. The peaceful location enhances the overall appeal, providing a serene environment while still being within easy reach of local amenities and transport links.

Briefly comprising breakfast kitchen, living room, two good sized bedrooms and family bathroom.

This lovely home is a perfect blend of comfort and practicality, a hidden gem! Don't miss the chance to make this delightful property your own!



## BREAKFAST KITCHEN

19'4" x 6'9" (5.91 x 2.06)

A beautifully presented, elongated breakfast kitchen hosting an array of cream wall and base units providing plenty of storage space, contrasting white/grey mottles effect work surface and breakfast bar, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset stainless steel 4 ring gas hob, integrated electric oven, under counter space and plumbing for washing machine and dryer, space for an American style fridge freezer, wood effect flooring, inset spotlights, double glazed window and two composite glazed door leading to the gardens. A door way leads into the living room, and could be opened up further to create a great social space or family hub.

## LIVING ROOM

16'1" x 9'7" (4.91 x 2.93)

A sumptuous living room hosting 'on trend' wall panelling, ambient industrial wall lighting, aerial point, telephone points, wall mounted radiator, double glazed window over looking the garden and stairs rising to the first floor.

## BEDROOM 1

12'10" x 8'4" (3.93 x 2.56)

A elegant, stylish master bedroom hosting a wall of fitted wardrobes offering that extra space we all crave, further built in airing cupboard, laminate flooring, wall mounted radiator, aerial point and rear facing double glazed window.

## BEDROOM 2

9'1" x 8'2" (2.78 x 2.5)

A further good sized second bedroom, would also make a great nursery or home office if desired, comprising wall mounted radiator and rear facing double glazed window.

## BATHROOM

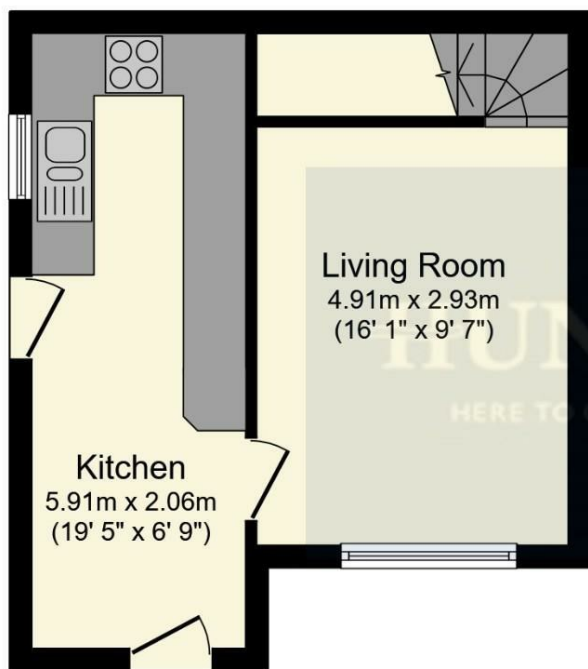
6'8" x 5'0" (2.04 x 1.53)

A generously sized family bathroom, hosting monochrome tiling, comprising bath with electric shower over, white pedestal sink, low flush WC, wall mounted radiator and frosted double glazed window.

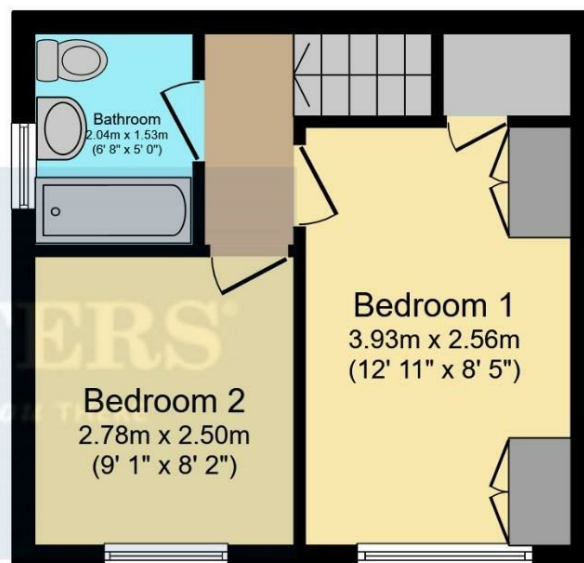
## EXTERIOR

The property hosts a great corner plot, with a enclosed garden mainly laid to lawn which also hosts built in storage cupboards offering handy outdoor storage. To the side of the property is a further seating area with a sizeable slabbed patio area and low maintenance, artificial lawn, the perfect spot to enjoy the evening sun. To the front of the property are two allocated parking spaces, ensuring you are able to park at the end of a busy day.

## Floorplan



**Ground Floor**



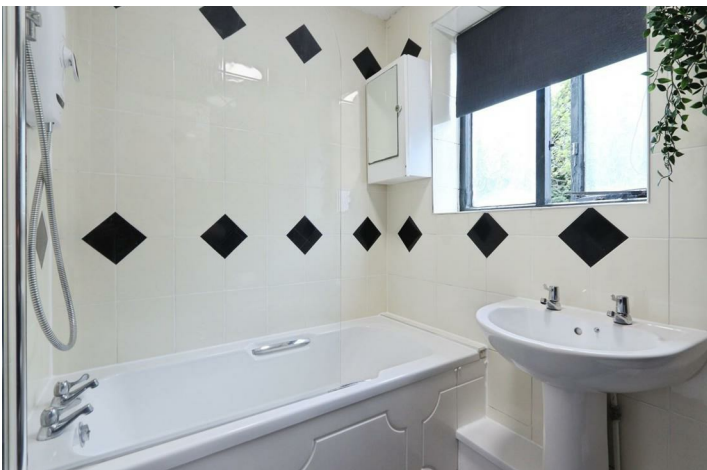
**First Floor**

Total floor area 52.8 sq.m. (568 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



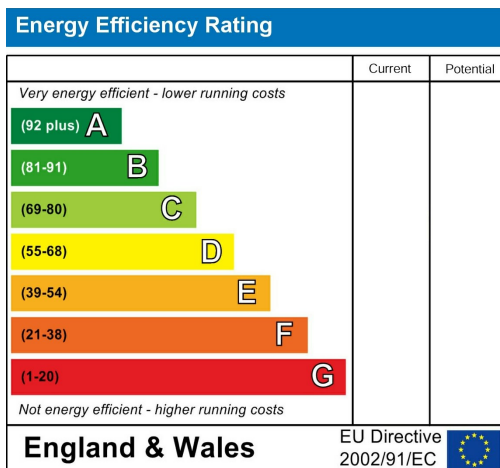








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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