



Hawthorne Avenue, Stocksbridge, S36

Asking Price £225,000

- LEASEHOLD 734 YEARS REMAINING
- RECENTLY UPGRADED WINDOWS THROUGHOUT
- OFF-ROAD PARKING & GARAGE
- THREE GENEROUS BEDROOMS
- FAR-REACHING WOODLAND VIEWS
- CONVENIENT VILLAGE LOCATION
- NEWLY FITTED KITCHEN & FAMILY BATHROOM
- PRIVATE REAR GARDEN
- COUNCIL TAX BAND B £1,858

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** VIEWING ESSENTIAL – THREE-BEDROOM SEMI-DETACHED FAMILY HOME **

A well-presented and spacious family home offering an excellent opportunity to make it your own. Situated in a desirable location in the heart of Stocksbridge village, the property is close to a range of local amenities and transport links. Recent improvements include newly fitted windows, a modern kitchen, and a refurbished family bathroom, adding both style and practicality. The home also benefits from far-reaching woodland views to the front, a private rear garden, off-road parking, and a garage. Accommodation comprises a welcoming hallway, lounge, dining room, kitchen, three generously proportioned bedrooms, and a family bathroom, complemented by front and rear gardens.



Council Tax Band: B



ENTRANCE HALLWAY

A part-glazed composite door opens into a welcoming hallway, brightened by a uPVC double-glazed window to the side. The space features a useful storage cupboard, carpeted flooring, and stairs rising to the first floor. Finished with a ceiling light point, central heating radiator, and a solid door leading into the kitchen, the hallway sets a warm and inviting tone for the rest of the home.

KITCHEN

The kitchen is fitted with a stylish range of grey wall, base, and drawer units topped with a marble-effect work surface, complete with a single sink and drainer with mixer tap. A large window overlooking the rear garden floods the room with natural light. Integrated appliances include a fridge, dishwasher, oven, and induction hob with a modern extractor above. Part-tiled feature walls and wood-effect flooring add subtle character, while a ceiling light point illuminates the space. A part-obscure glazed door leads to the side entrance, and a solid door provides access to the lounge and dining room.

LOUNGE

This generously proportioned lounge exudes a cosy and inviting atmosphere. A large bay window to the front elevation showcases elevated woodland views, creating a bright and welcoming space. A decorative fireplace, carpeted flooring, central heating radiator, and ceiling light point complete the room, while a curved open access leads seamlessly into the dining area, enhancing the sense of flow and connectivity.

DINING ROOM

The dining room provides a well-proportioned space, ideal for entertaining guests. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The room features carpeted flooring, a central heating radiator, and a ceiling light point, making it a comfortable and welcoming area for family meals and gatherings.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

The primary bedroom is a spacious and comfortable retreat, featuring fitted wardrobe

storage along one wall. A large window to the front elevation offers elevated views, while carpeted flooring, a central heating radiator, and a ceiling light point complete the room, creating a restful and inviting space.

BEDROOM TWO

The second bedroom is a well-sized double room, featuring a large window to the rear elevation. Carpeted flooring, a central heating radiator, and a ceiling light point complete the space, offering a comfortable and versatile room suitable for family use or as a guest bedroom.

BEDROOM THREE

The third bedroom is an ideal space for a child's room or home office. A window to the front elevation provides a pleasant outlook, while carpeted flooring, a central heating radiator, and a ceiling light point complete the room, offering a practical and adaptable space.

FAMILY BATHROOM

The modern family bathroom is fitted with a WC, wash basin set into a vanity storage unit, and a bath with a wall-mounted electric shower and side screen door. An obscure-glazed window to the rear elevation ensures privacy, while storage cupboards, recessed ceiling spotlights, fully tiled walls, a vertical heated towel rail, and wood-effect flooring combine to create a stylish and practical space.

FIRST FLOOR LANDING AND STAIRS

The first-floor landing features a window to the side elevation and provides access to the loft. Carpeted flooring, a ceiling light point, and solid doors leading to the three bedrooms and family bathroom complete the space, creating a functional and well-connected area.

GARAGE

The useful garage offers both practicality and flexibility, featuring a window to the side elevation, power and lighting, and space with plumbing for a washing machine and dryer, as well as room for an upright fridge freezer. An up-and-over door provides convenient access, while additional storage space completes this versatile area.

DRIVEWAY

The driveway provides off-road parking for several vehicles and gives access via a solid door to under-house storage, adding further versatility to the home.

FRONT GARDEN

The front garden is predominantly laid to lawn, complemented by mature shrubs and planting, creating an attractive and welcoming approach to the property.

REAR GARDEN

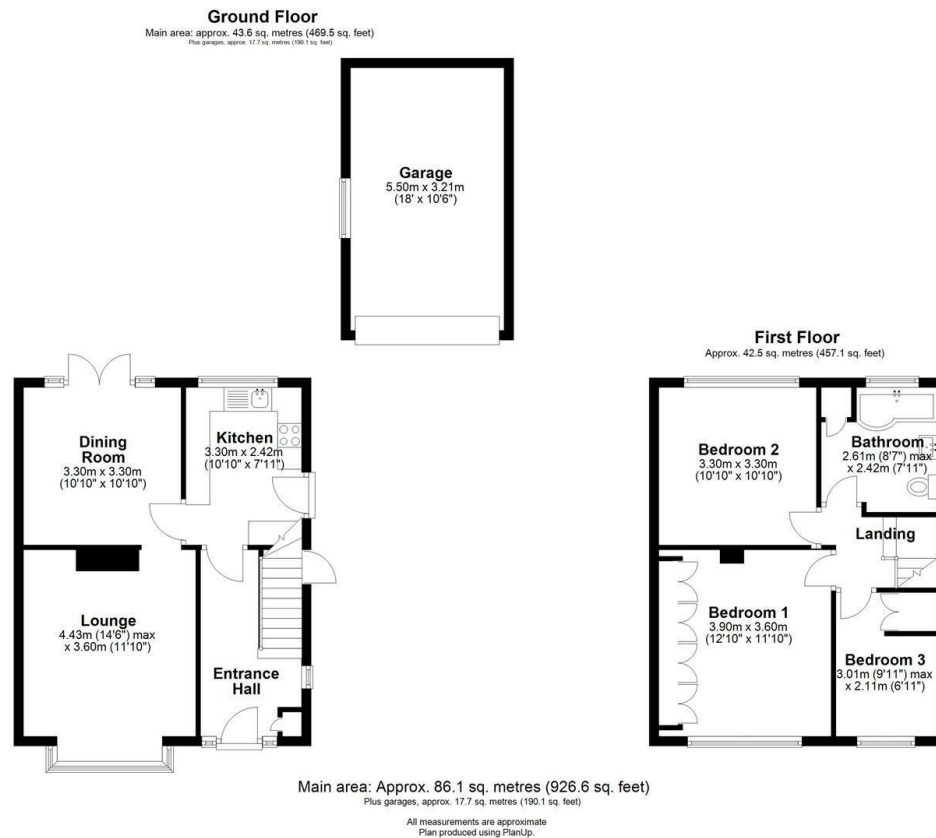
The rear garden is accessed via a cast-iron gate and opens onto a charming paved entertaining area. A few steps lead up to the main section, which is predominantly laid to lawn and bordered by mature shrubs and planting. At the top of the garden, there is a further paved area, providing additional space for seating or activities. The garden is enclosed with fence panels, creating a private and versatile outdoor space.

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
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Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		