



## Smithy Moor Avenue, Stocksbridge, S36

Asking Price £180,000

- FREEHOLD
- CLOSE TO AMENITIES & M1
- LOVELY ELEVATED VIEWS
- GENEROUS GARDEN
- COUNCIL TAX BAND A £1,593
- POPULAR LOCATION
- WALKING DISTANCE TO COUNTRYSIDE
- TWO BEDROOM SEMI DETACHED HOME

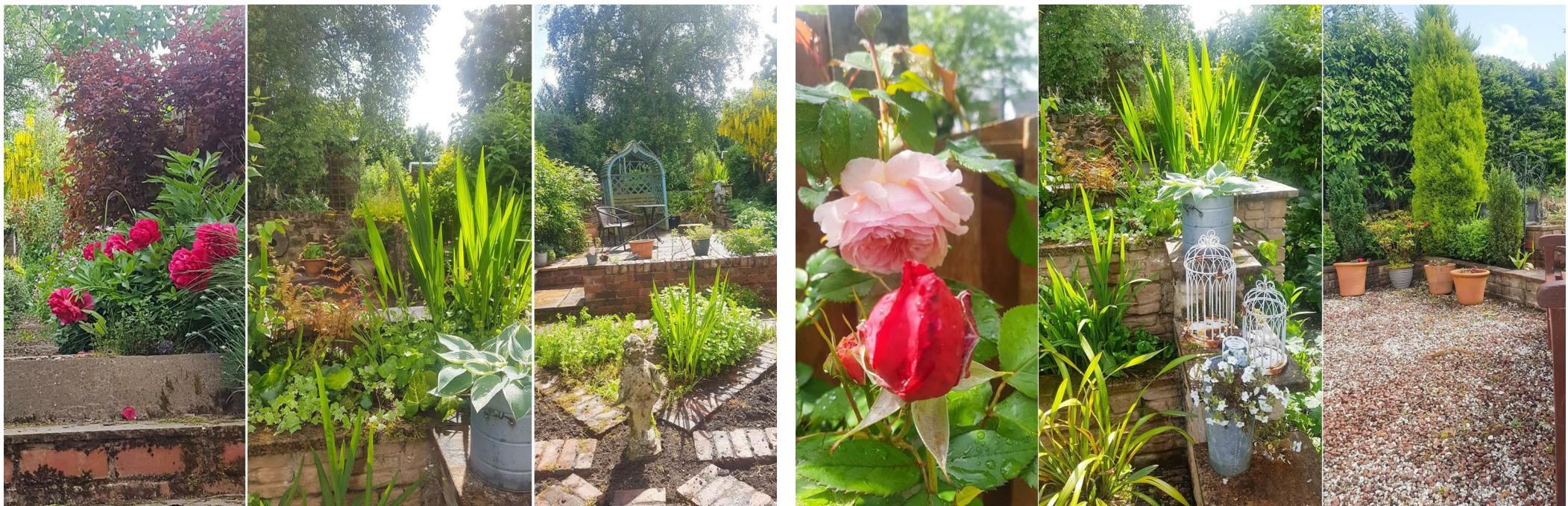
# Smithy Moor Avenue, Stocksbridge, S36

## \*\* FREEHOLD – GENEROUS GARDEN \*\*

Set in a popular residential location, this charming freehold home boasts a truly generous rear garden, ideal for keen gardeners and those who enjoy outdoor living. The property offers versatile accommodation well suited to couples, families, or first-time buyers, featuring an inviting open-plan lounge, kitchen and dining area on the ground floor, with stairs rising to two well-proportioned bedrooms and a family bathroom, which is conveniently accessible from both the hallway and the principal bedroom. Externally, the property benefits from a front garden and, as previously mentioned, a substantial rear garden offering fantastic potential. Ideally positioned within walking distance of open countryside, while remaining close to local amenities, the Fox Valley Retail Park, and excellent transport links including the M1, this is an appealing opportunity for those seeking a well-located home with excellent outdoor space.



Council Tax Band: A



## **ENTRANCE**

Enter via a part-glazed front door into a welcoming open-plan lounge, kitchen and dining area, providing a bright and versatile space for everyday living.

## **OPEN PLAN LOUNGE, KITCHEN AND DINING ROOM**

### **LOUNGE**

The spacious lounge features a large bay window to the front, flooding the room with natural light, and an additional side window. The space is finished with wooden flooring, two ceiling lights, wall light points, and a central heating radiator. A solid door provides access to a handy under-stair storage cupboard.

### **KITCHEN DINING ROOM**

The kitchen/dining area overlooks the rear garden through a large window and features a range of oak wall, base, and drawer units with roll-top work surfaces. Integrated appliances include a double oven and gas hob with extractor hood, complemented by a single sink and drainer. There is space for a dining table and chairs, plus a freestanding upright fridge freezer. The room is finished with recessed ceiling spotlights, wood-effect laminate flooring, and a central heating radiator. An obscure-glazed composite door leads to the side of the property and provides access to the rear garden.

## **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

A generous principal bedroom with a large rear-facing window, enjoying an elevated view of the substantial rear garden. The room is finished with wood-effect flooring, a ceiling light, and a central heating radiator, with a solid door providing direct access to the family bathroom.

### **BEDROOM TWO**

The second bedroom is another great sized room, featuring a front-facing window

with elevated views over the nearby countryside. The room benefits from built-in wardrobe storage, carpeted flooring, and a central heating radiator.

### **FAMILY BATHROOM**

The family bathroom is fitted with a WC, bidet, wash basin, and a shower enclosure with overhead and handheld shower attachments and screen doors. The room features fully tiled walls to the wet area, part-tiled walls elsewhere, and tiled flooring. Additional touches include a vertical heated towel rail, central heating radiator, and recessed ceiling spotlights.

### **FIRST FLOOR LANDING AND STAIRS**

The landing is finished with carpeted flooring and an obscure-glazed window to the side elevation. It features a ceiling light, solid doors leading to the two bedrooms, family bathroom, and a storage cupboard, as well as loft access via a pull-down ladder with lighting.

### **FRONT GARDEN**

The front garden features paved steps leading to the entrance door and a paved area at the front of the property. A side gate provides access to both the side entrance and the rear garden. Either side of the steps is bordered by stone walls, with a variety of mature shrubs and planting that create a charming and colourful display when in bloom.

### **REAR GARDEN**

This generous rear garden is arranged over several tiers, offering a variety of outdoor spaces. A few steps lead to the first tier with a pebbled bed, complemented by mature hedges, before continuing up to an area with paving and a herb garden. Beyond this lies a large paved entertaining space, followed by a further paved area with stone wall borders and an additional paved section with a storage shed. At the top of the garden is a larger storage shed, with the final paved area surrounded by an array of fruit and berry trees. A side pathway runs the full length of the garden,

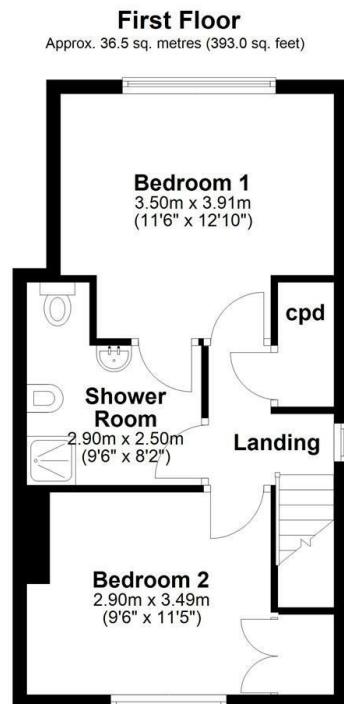
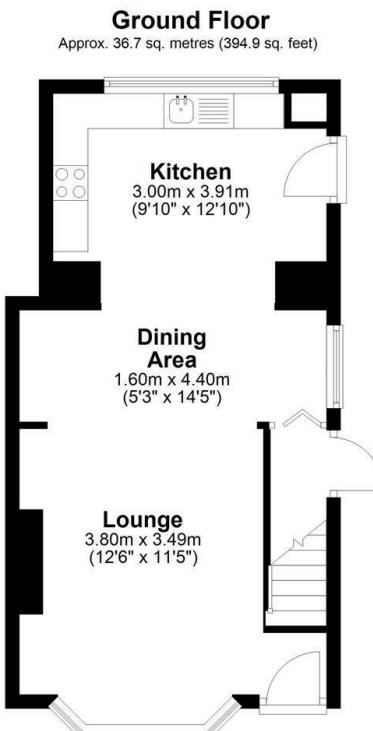
bordered by mature shrubs and planting, with fence boundaries providing privacy. In full bloom, this garden is a striking and versatile space for both relaxation and entertaining.

## **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.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

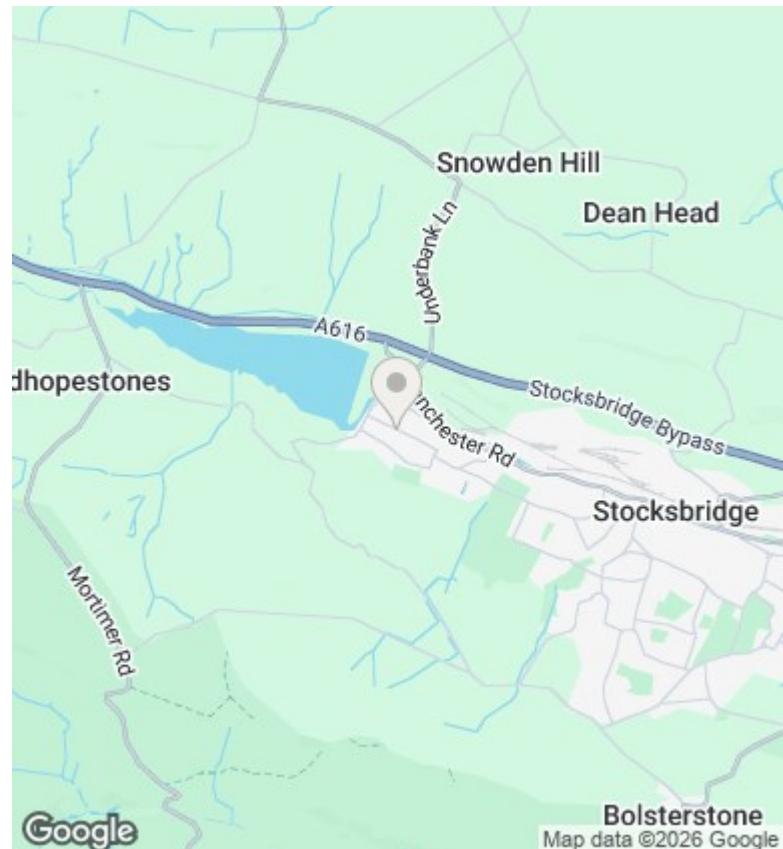






Total area: approx. 73.2 sq. metres (787.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	