



Kenworthy Road Stocksbridge Sheffield S36 1BZ
Offers Over £180,000

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Benefiting from a double-width driveway is this three bedroom terrace property which enjoys a fully enclosed rear garden with no third party access and also benefits from a utility/downstairs WC, uPVC double glazing and gas central heating.

The property has been refurbished by the current owner and is well presented throughout. The accommodation briefly comprises a front uPVC door opens into the entrance hall with attractive tiling. From the hall, there is access to the lounge and the open plan kitchen and dining room. The well proportioned lounge has a new fireplace with an oak mantelpiece, modern upright radiator and a rear uPVC entrance door. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring gas hob with extractor above, along with housing and plumbing for a dishwasher, space for a fridge freezer and the housed gas boiler. A uPVC door then opens to a rear entrance lobby with access to a utility/downstairs WC. The utility has space and plumbing for a washing machine, tumble dryer and additional fridge freezer.

From the entrance hall, a staircase rises to the first floor landing with access into an insulated loft space, three bedrooms and the bathroom. The main double bedroom has built-in storage. Double bedroom two is to the front aspect and again has built-in storage. Bedroom three has fitted storage and is currently used as an office. The stylish bathroom has a four piece suite including double shower enclosure, bath, WC and wash basin with vanity unit.

- VIEWING RECOMMENDED - WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOM TERRACE
- WELL PROPORTIONED LOUNGE
- OPEN PLAN KITCHEN & DINING ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO THREE CARS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front of the property is a double-width driveway providing off-road parking for up to three cars. A central path gives access to the front door. Shared passageway leads to a uPVC door with access into the rear entrance lobby with a door opening to the fully enclosed rear garden which is mostly laid to lawn. There is also an Indian stone patio, brick built outbuilding and a small garden shed. There is a further patio to the rear of the garden.

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 A.

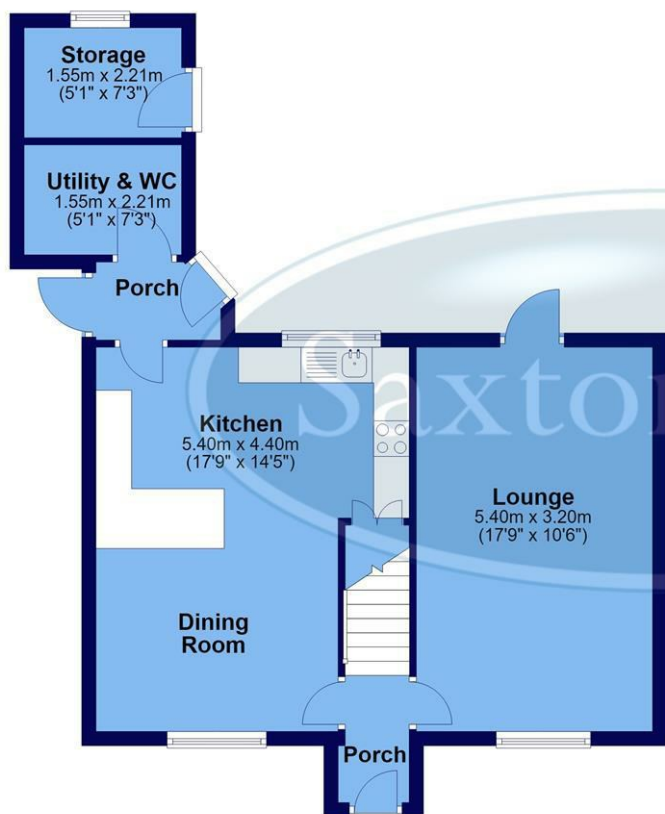
VALUER

Greg Ashmore MNAEA

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Ground Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 93.3 sq. metres (1004.0 sq. feet)

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

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