

Saxton Mee



Laburnum Grove Stocksbridge Sheffield S36 1DA
Price £165,000



Laburnum Grove

Sheffield S36 1DA

Price £165,000

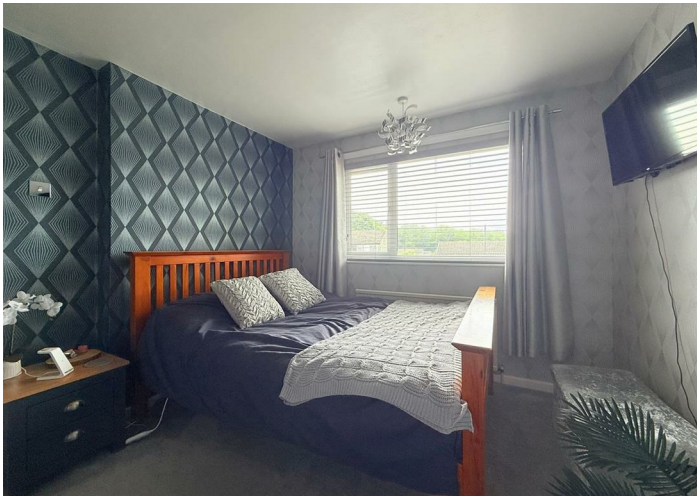
Benefiting from off-road parking for two cars is this three bedroom semi detached property which has gardens to the front and rear and also benefits from uPVC double glazing and gas central heating. The property is situated on a cul-de-sac in this popular residential area with amenities, schools and Fox Valley Shopping Centre close-by.

The living accommodation briefly comprises enter via a front uPVC door into the entrance hall with access into the well presented lounge which has a front window allowing natural light. Access into the kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven and a four ring hob with extractor above along with housing for a fridge. There is a storage cupboard and access to a utility room which has units, one which houses the brand new boiler along with housing and plumbing for a washing machine. Access to a garden room with a uPVC door opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the three bedrooms and the bathroom. The principal double bedroom is to the rear aspect, has space for furniture and a cupboard. Bedrooms two and three are to the front aspect. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- OFF-ROAD PARKING FOR TWO CARS
- GARDENS TO THE FRONT & REAR
- WELL PRESENTED LOUNGE
- KITCHEN & UTILITY ROOM
- GARDEN ROOM
- THREE PIECE SUITE BATHROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Accessed off Whitwell Lane is off-road parking for two cars, along with a lawned garden, gravelled area and garden shed. To the front is a gate which opens to a lawned garden with a central path to the front entrance door.

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

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.

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

