



Sitwell Avenue Stocksbridge Sheffield S36 1FF
Guide Price £200,000

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GUIDE PRICE £200,000-£205,000 ** FREEHOLD ** Situated on this popular Garden Village Estate with easy access to Sheffield City Centre and the M1 motorway is this three good sized bedroom semi detached property which enjoys gardens to the front and rear and benefits from a driveway providing off-road parking, a utility room, uPVC double glazing and gas central heating.

The accommodation briefly comprises: a front composite door opens into the porch with a further uPVC door opening into the lounge which has a large front window and a fireplace with stone hearth, which is the focal point of the room. A door then gives access to the kitchen/diner which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher, fridge and the housed gas boiler. Access to the utility room which has a sink and drainer along with with housing and plumbing for a washing machine, space for a freezer and a side composite entrance door. Access into the bathroom which has a three piece suite including bath with overheads shower, WC and wash basin.

From the lounge, a staircase rises to the first floor landing with access into a loft space and the three bedrooms. The main bedroom is a good sized double with two front windows, allowing lots of natural light and space for furniture. Double bedroom two is to the rear aspect. Bedroom three is a good sized single and overlooks the rear.

- SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- LOUNGE & KITCHEN/DINER
- UTILITY ROOM & DOWNSTAIRS BATHROOM
- GARDENS TO THE FRONT & REAR
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS
- FREEHOLD





OUTSIDE

To the front of the property is a lawn. A driveway to the side provides off-road parking. Access down the side of the property leads to the rear garden and this features a patio, lawn and a store room.

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.



Total area: approx. 82.7 sq. metres (890.7 sq. feet)

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

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

