

Saxton Mee



**Broomfield Court Stocksbridge Sheffield S36 2BQ**  
**Guide Price £260,000**

**St Luke's**  
Sheffield's Hospice

# Broomfield Court

Sheffield S36 2BQ

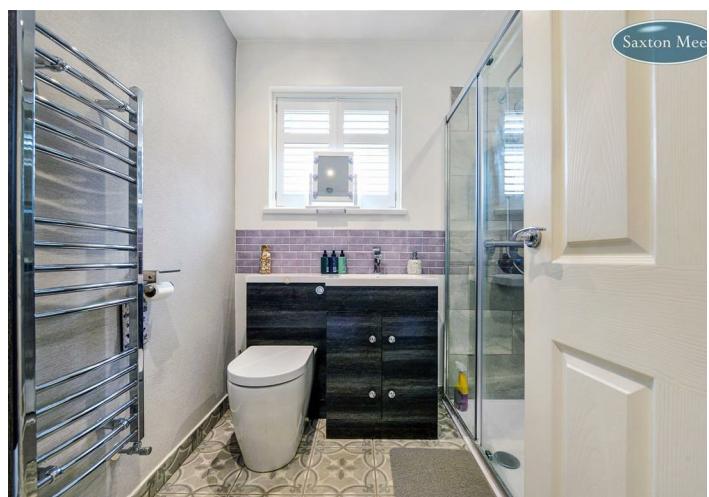
**Guide Price £260,000**

GUIDE PRICE £260,000-£270,000 \*\* FREEHOLD \*\* Situated in this quiet cul-de-sac is this well proportioned two double bedroom detached bungalow which has gardens to the front, side and rear and benefits from off-road parking, a garage, uPVC double glazing and gas central heating. Located within a popular area with immediate access into glorious open countryside whilst being well served by local facilities and only a short drive from the M1 motorway.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front door which opens into the fabulous open plan kitchen/diner and lounge. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven and a five ring hob with extractor above along with space for an American style fridge freezer. A cupboard has plumbing for a washing machine and tumble dryer. Attractive flooring runs through into the lounge. From the kitchen, there is access into the master bedroom and in inner hallway with a storage cupboard and access into bedroom two, a shower room and the garage. The master bedroom has a row of fitted wardrobes and space for furniture. The stylish shower room has a chrome towel radiator, double shower cubicle, WC and wash basin set in a combination unit.

- WELL PROPORTIONED TWO BEDROOM DETACHED BUNGALOW
- FABULOUS OPEN PLAN LIVING
- STYLISH SHOWER ROOM
- GARDENS TO THE FRONT, SIDE & REAR
- OFF-ROAD PARKING & A GOOD SIZED GARAGE
- FOX VALLEY SHOPPING CENTRE
- LOCAL AMENITIES
- SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAYS





#### OUTSIDE

The property has low maintenance gardens to the front, side and rear along with off-road parking and a good sized garage.

#### 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 C.

#### VALUER

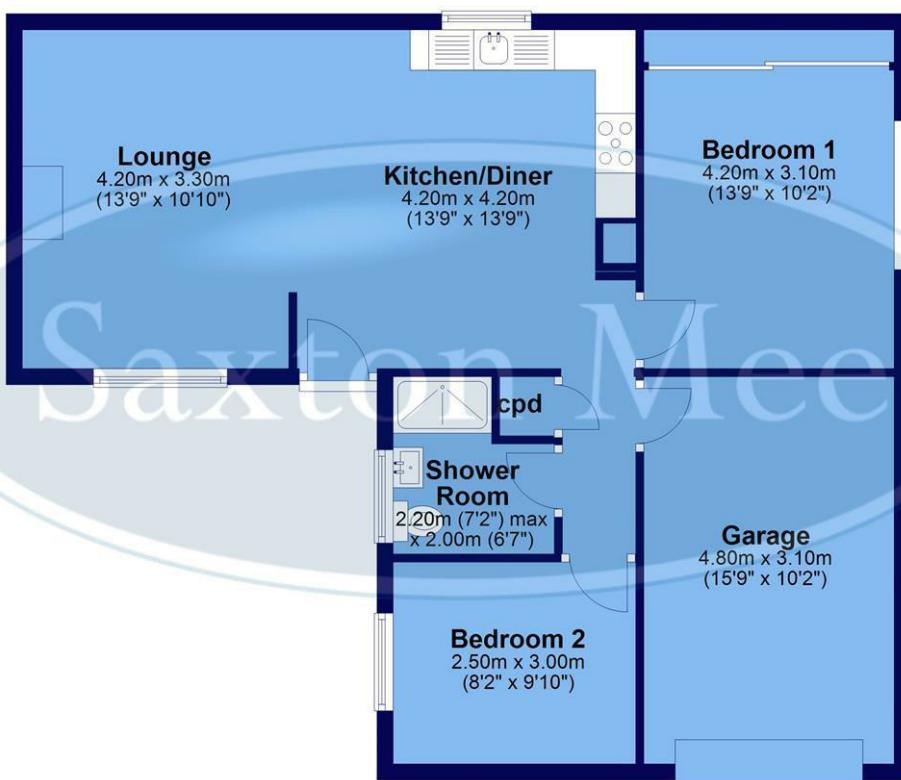
Greg Ashmore MNAEA

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.



## Ground Floor

Approx. 75.7 sq. metres (814.6 sq. feet)



Total area: approx. 75.7 sq. metres (814.6 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	G