

# Saxton Mee

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Ellorslie Drive Stocksbridge Sheffield S36 2BB  
Offers Around £197,500



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Sheffield S36 2BB

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**\*\* FREEHOLD \*\* NO CHAIN \*\*** Situated in this popular residential area is this two double bedroom detached bungalow which enjoys gardens to the front, side and rear and benefits from a driveway, detached garage, uPVC double glazing and gas central heating. The property has been well-kept by the current owners but is in need of some modernisation and ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter via a side uPVC entrance door into the kitchen which has a range of units with worktops which incorporate the sink and drainer. There is space for an oven, washing machine, tumble dryer, fridge and freezer and the gas boiler. There is a useful storage cupboard off. An opening flows into the inner lobby with access into the useful loft space, a further storage cupboard, the lounge/dining room, two bedrooms and the bathroom. The lounge/dining room has two front windows, allowing natural light, an electric fire and surround and a front uPVC entrance door.

The principal double bedroom overlooks the rear garden. Double bedroom two is to the front aspect. The bathroom has a three piece suite including bath, WC and wash basin.

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- IN NEED OF SOME UPDATING
- WELL PROPORTIONED LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- FRONT, SIDE & REAR GARDENS
- DRIVEWAY & DETACHED GARAGE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS
- FREEHOLD/NO CHAIN





**OUTSIDE**  
To the front is a lawned garden enclosed with a mature hedgerow and a path to the front and side entrance doors. A driveway to the side leads to the detached garage with a recently replaced roof. The rear garden is mostly laid to lawn. Hardstanding.

**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.

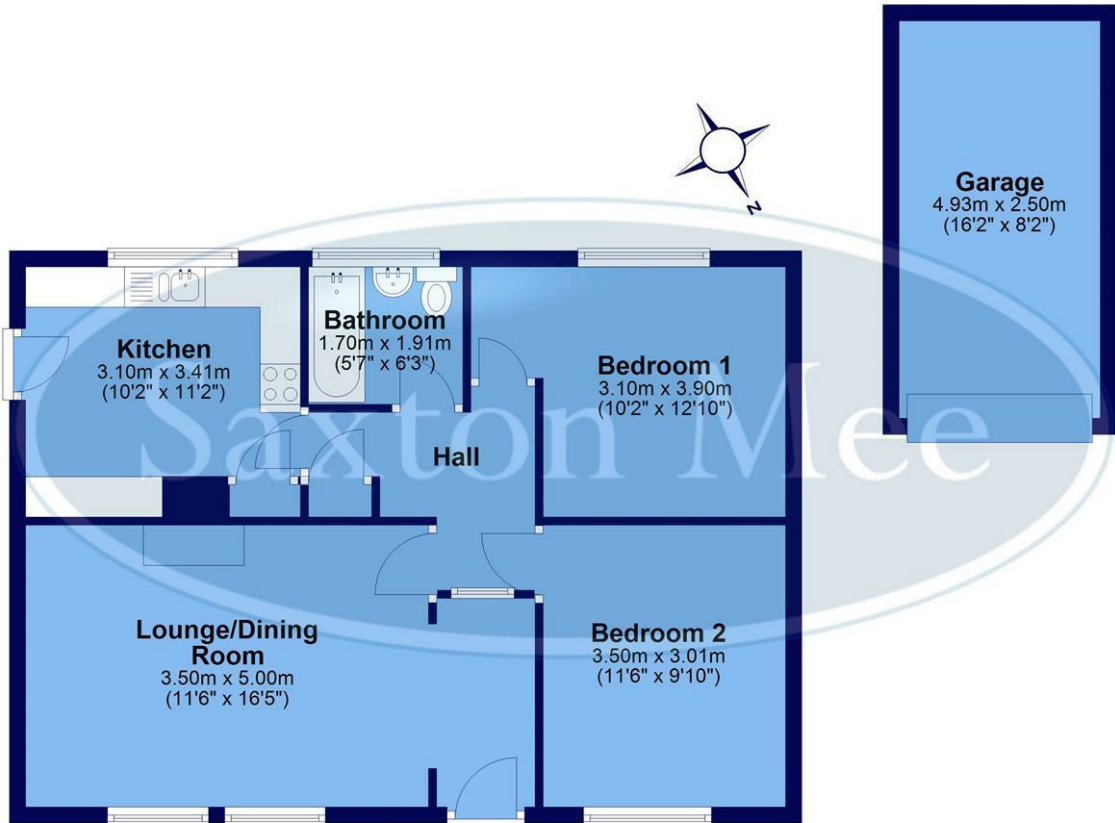
**MATERIAL INFORMATION**  
The property is Freehold and currently Council Tax Band C.

**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

Main area: approx. 63.1 sq. metres (679.4 sq. feet)  
Plus garages, approx. 12.3 sq. metres (132.4 sq. feet)



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Plus garages, approx. 12.3 sq. metres (132.4 sq. feet)

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

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**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	58	66

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	58	66