Saxton Mee







Sitwell Avenue Stocksbridge Sheffield S36 1FF
Guide Price £195,000

St Luke's Sheffield's Hospice

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GUIDE PRICE £195,000-£200,000 ** FREEHOLD ** This three bedroom semi detached home has been modernised and improved by the current owners since their purchase. Situated on the popular Garden Village Estate, the property offers convenient access to Sheffield City Centre and the M1 motorway, making it ideally placed for commuters. Further benefits include uPVC double glazing and gas central heating.

The accommodation briefly comprises a front uPVC entrance door opening into the entrance hall, featuring attractive oak flooring which continues seamlessly through to the lounge and kitchen/diner.
The lounge enjoys plenty of natural light from a front-facing bay window, while an open-plan design creates an excellent flow through to the kitchen/diner.

The kitchen is fitted with a range of units complemented by contrasting oak worktops, which extend to form a useful breakfast bar and incorporate a sink and drainer. Integrated appliances include an electric oven and four-ring hob with extractor above, together with plumbing for a dishwasher. There is space for a dining table and chairs, creating a sociable space for both everyday living and entertaining. A separate utility room provides additional practicality, with space and plumbing for a washing machine and tumble dryer, oak worktops, tiled flooring and a side-facing uPVC entrance door. Completing the ground-floor accommodation is bedroom three.

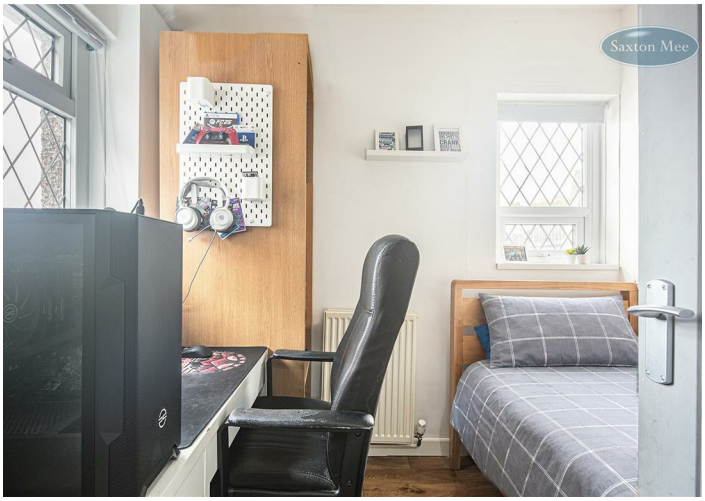


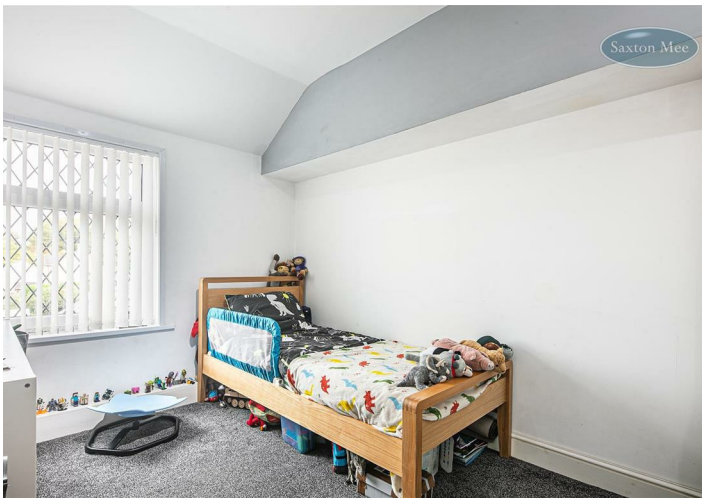
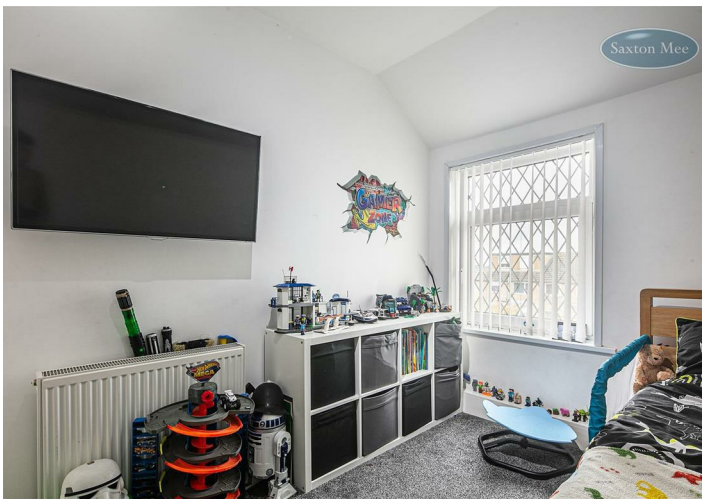
The first-floor landing provides access to two double bedrooms and the family bathroom. The principal bedroom is a double room with two front-facing windows providing plenty of natural light and ample space for freestanding bedroom furniture. Bedroom two is another double room overlooking the rear. The family bathroom is fitted with a four-piece suite comprising a bath, separate double shower enclosure, WC and wash basin set within a practical combination vanity unit.

The property also benefits from access to a partly boarded loft space, providing useful additional storage.

- THREE BEDROOM SEMI-DETACHED HOME
- POPULAR GARDEN VILLAGE ESTATE
- MODERNISED BY THE CURRENT OWNERS
- DRIVEWAY & DETACHED GARAGE
- OPEN-PLAN KITCHEN/DINER
- SEPARATE UTILITY ROOM
- FOUR-PIECE FAMILY BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- EASY ACCESS TO SHEFFIELD & M1




OUTSIDE
The property is approached via a central pathway, flanked by front garden areas, leading to the main entrance door. Gated side access provides a convenient route to the rear garden. The rear garden features a paved patio area, together with a low-maintenance gravelled area. An outbuilding houses the gas boiler, which is 12 months old. A further gate provides access to the driveway, offering off-road parking for one vehicle, along with a garage benefiting from an up-and-over 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
Tenure: Freehold
Council Tax Band: A

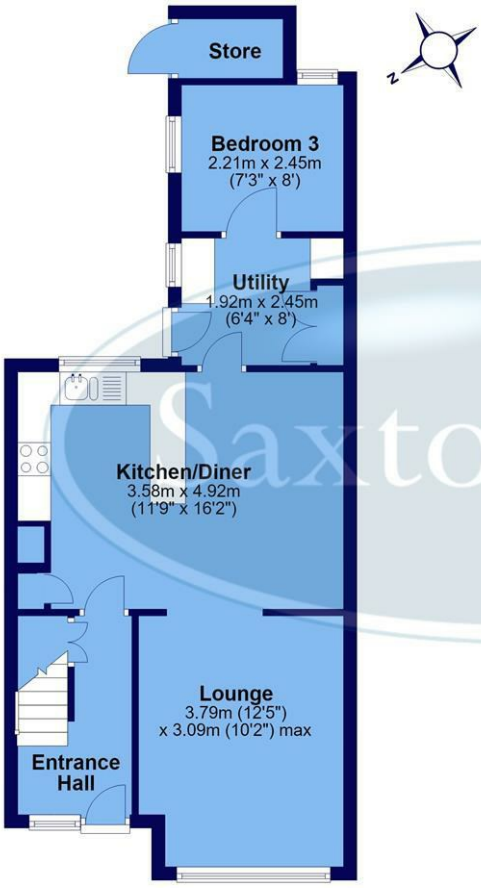
VALUER
Greg Ashmore MNAEA

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.

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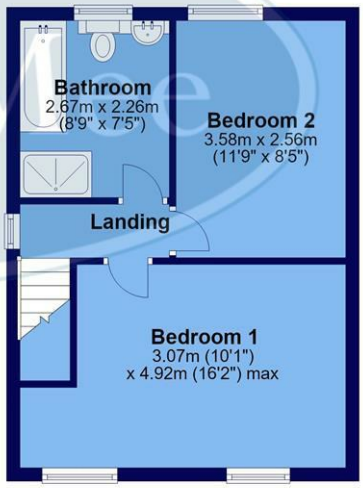
Ground Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.2 sq. feet)

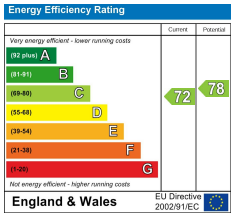


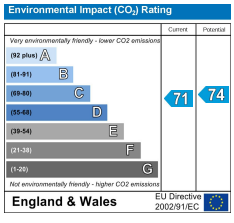
Total area: approx. 79.8 sq. metres (859.2 sq. feet)

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

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