



Paterson Close Stocksbridge Sheffield S36 1JG  
Guide Price £135,000

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GUIDE PRICE £135,000-£145,000 \*\* FREEHOLD \*\* WEST FACING REAR GARDEN \*\* NO CHAIN \*\*  
Situating in this popular residential area is this three bedroom terrace property which enjoys gardens to both the front and rear and benefits from communal off-road parking, uPVC double glazing and gas central heating.

Decorated in neutral tones, the living accommodation briefly comprises: enter through a front uPVC door into the entrance lobby with access into the well proportioned lounge which has a front window and electric fire. A door then opens into 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 and a four ring hob with extractor along with housing and plumbing for a washing machine, space for a fridge freezer and the modern wall mounted gas boiler. There are uPVC French doors to the rear, providing a perfect extension for indoor/outdoor dining.

From the lounge, an open plan staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The principal bedroom has two windows overlooking the rear garden and benefits from fitted storage and a WC and wash basin off. Bedrooms two and three are to the front of the property. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- NO CHAIN & FREEHOLD
- THREE BEDROOM TERRACE PROPERTY
- LOUNGE
- KITCHEN/DINER WITH uPVC FRENCH DOORS
- PRINCIPAL BEDROOM WITH WC & WASH BASIN OFF
- GARDENS TO THE FRONT & REAR
- COMMUNAL PARKING
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY LINKS





#### OUTSIDE

To the front of the property is a lawned garden with a path leading to the entrance door. To the rear is communal parking and a gate with access to the enclosed rear garden which has a patio and a garden shed.

#### 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.



## Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Total area: approx. 69.5 sq. metres (748.2 sq. feet)

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

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