



Pot House Lane Stocksbridge Sheffield S36 1ES
Offers Around £170,000

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**** CHAIN FREE ** FREEHOLD **** Situated on this popular residential street enjoying attractive views is this good sized three bedroomed stone built property which has a fully enclosed front garden and benefits from off-road parking to the rear, uPVC double glazing and gas central heating. The property has a new damp course throughout the ground floor.

Neutrally decorated throughout, the well presented living accommodation briefly comprises, front composite entrance door which opens into the lounge with a front window allowing natural light. A door then opens into the inner lobby with a storage cupboard and access to the cellar and the kitchen/diner. The double cellar is split into three compartments with the original stone tables and perfect for storage. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer the new induction hob with extractor above,. Integrated appliances include an electric oven along with housing and plumbing for a washing machine, space for a fridge freezer and a cupboard which houses the gas combination boiler.

From the side composite door a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The master has dual aspect windows enjoying the attractive views along with fitted cupboards either side of the chimney breast. Bedroom two has a storage cupboard over the stairs. The bathroom is fully tiled and has a four piece suite including shower enclosure, bath, WC and wash basin.

A further staircase rises to the second floor and the large attic bedroom with two side windows and a Velux.

- EARLY VIEWING ADVISED
- THREE BEDROOM END TERRACE
- ENCLOSED FRONT GARDEN
- OFF-ROAD PARKING TO THE REAR
- LOUNGE & KITCHEN/DINER
- GOOD SIZED CELLAR OFFERING USEFUL STORAGE SPACE
- POPULAR LOCATION
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

To the rear is an off-road parking space. To the front is an easily maintained enclosed garden.

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. 136.1 sq. metres (1465.4 sq. feet)

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

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