



Linden Crescent Stocksbridge Sheffield S36 1DF
Offers Over £300,000

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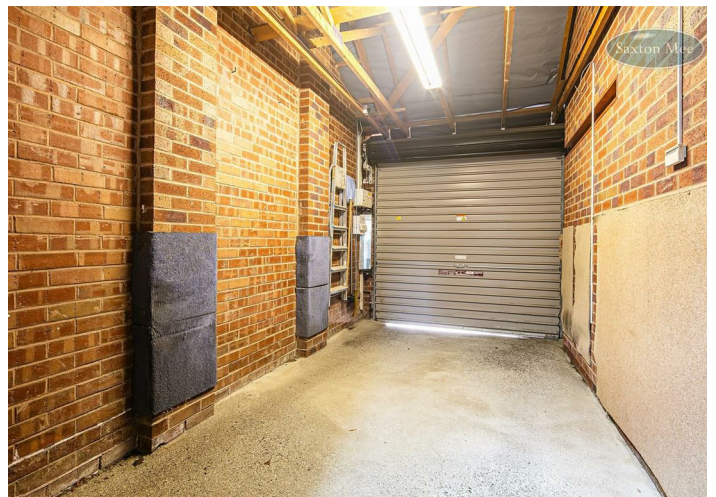
**** FREEHOLD **** Situated on this popular residential road is this architecturally and individually designed three bedroom, two bathroom detached property which enjoys a fully enclosed large rear garden and benefits from a recently fitted bathroom and en suite, a good sized driveway providing off-road parking, garage with electric door and fitted with an electric car charger, recently replaced uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with an under stair storage cupboard. Access into the lounge and kitchen/diner. The lounge has a bay window allowing natural light, while the focal point is the gas fire set in an attractive surround. The open plan kitchen/diner has a range of fitted units with contrasting Quartz worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, microwave, fridge and freezer. Access into the extended utility which has a Velux window, integrated washing machine and tumble dryer, further units and worktop with sink and drainer. There is a downstairs WC and a rear composite entrance door with a fitted blind. From the utility, access into the garage with a roller door, electric and lighting and houses the newly fitted gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access via a pull-down ladder into the partly boarded loft space, the three bedrooms and the bathroom. The principal bedroom is an excellent size and has fitted wardrobes and the added advantage of an en suite shower room with underfloor heating, WC and wash basin. Bedroom two, again is an excellent double. Bedroom three is a small double to the front aspect. The stylish bathroom has underfloor heating and a three piece suite including bath, WC and wash basin.

- ARCHITECTURALLY & INDIVIDUALLY DESIGNED THREE BEDROOM DETACHED PROPERTY
- LOUNGE
- KITCHEN/DINER WITH UTILITY
- WELL PRESENTED ACCOMMODATION
- PRINCIPAL BEDROOM WITH EN SUITE
- STYLISH THREE PIECE SUITE BATHROOM WITH UNDERLOOR HEATING
- DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front is a lawned garden with a good sized driveway to the side which leads to the integral garage. The fully enclosed large rear garden is mostly laid to lawn and has a stone patio.

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.

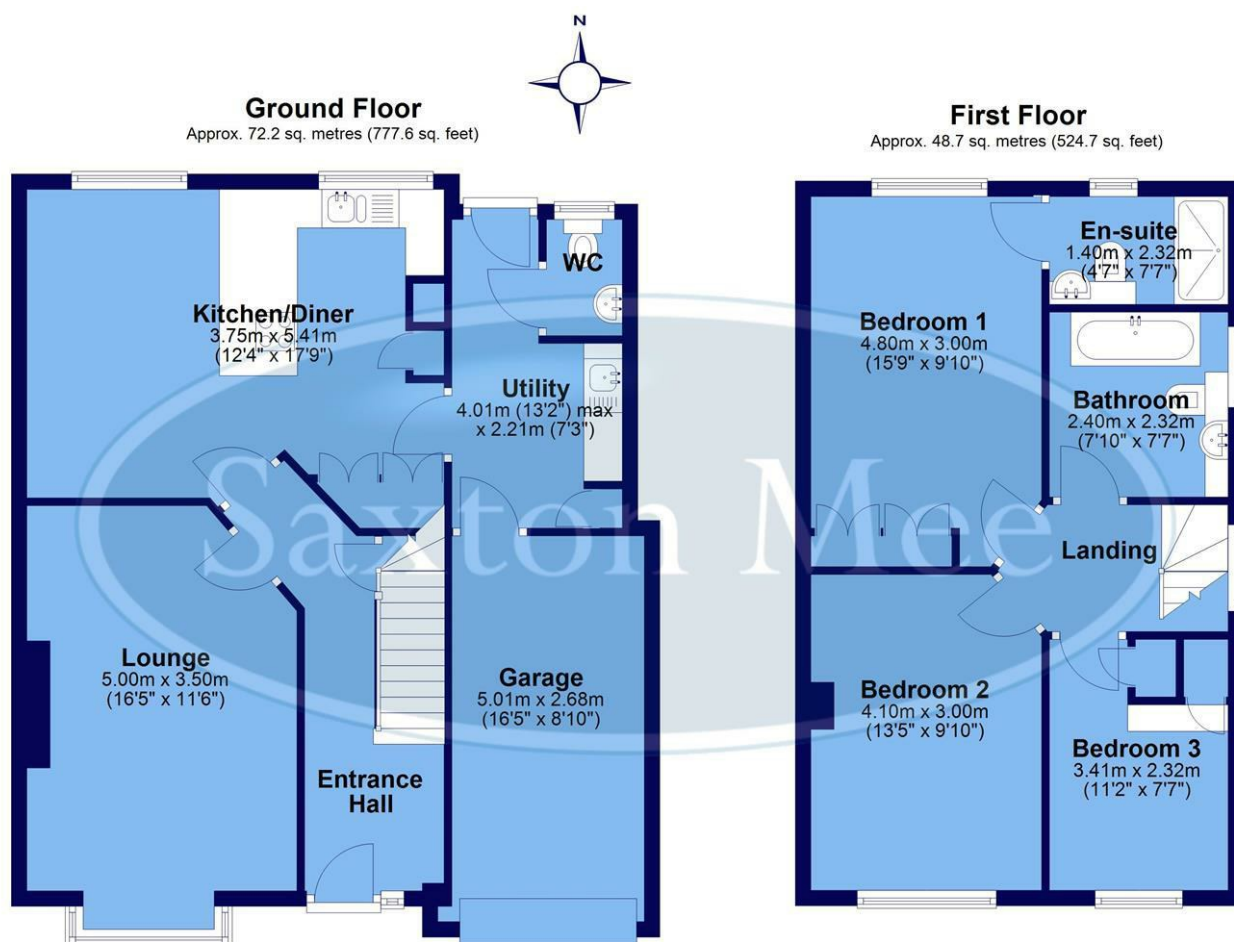
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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. 121.0 sq. metres (1302.3 sq. feet)

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

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