

Saxton Mee



**West Crescent Stocksbridge Sheffield S36 1GA**  
**Guide Price £155,000**

**St Luke's**  
Sheffield's Hospice

# West Crescent

Sheffield S36 1GA

**Guide Price £155,000**

GUIDE PRICE £155,000-£165,000 \*\* FREEHOLD \*\* Situated on this attractive Garden Village Estate overlooking West Crescent open space is this two double bedroom semi detached property which has gardens to the front and rear and benefits from a large off-shot kitchen, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises: enter through a uPVC door into the entrance hall with an under stair storage cupboard which houses the gas boiler and access into the open plan lounge and dining room. This well proportioned room has a gas fire and wooden flooring. A door then opens into the extended off-shot kitchen which has a range of units with worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, tumble dryer, dishwasher and space for a fridge freezer. Side uPVC stable entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, two bedrooms and the shower room. The principal bedroom is a good sized double and has a storage cupboard over the stairs. Double bedroom is to the rear aspect. The shower room has storage cupboard, double shower enclosure, WC and wash basin.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED OPEN PLAN LOUNGE & DINING ROOM
- EXTENDED OFF-SHOT KITCHEN
- LARGE SHOWER ROOM
- GARDENS TO THE FRONT & REAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





#### OUTSIDE

To the front is a garden with a path leading the entrance door. To the rear is a fully enclosed garden with two garden sheds.

#### 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. 45.1 sq. metres (485.5 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 78.0 sq. metres (839.8 sq. feet)

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

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 St Luke's  
Sheffield's Hospice

| Energy Efficiency Rating                                   |           |
|--|-----------|
| Very energy efficient - lower running costs<br>(A1 plus) A | Current   |
| (B1-B4) B  | Potential |
| (C5-C8) C  |           |
| (D9-D4) D  |           |
| (E5-E4) E  |           |
| (F1-F8) F  |           |
| (G1-G8) G  |           |
| Not energy efficient - higher running costs                |           |
| EU Directive 2002/91/EC                                    |           |
| England & Wales  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |           |
|--|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(A1 plus) A | Current   |
| (B1-B4) B  | Potential |
| (C5-C8) C  |           |
| (D9-D4) D  |           |
| (E5-E4) E  |           |
| (F1-F8) F  |           |
| (G1-G8) G  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |           |
| EU Directive 2002/91/EC  |           |
| England & Wales  |           |