



Arthur Road Stocksbridge Sheffield S36 1AE
Guide Price £210,000

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GUIDE PRICE £210,000-£220,000 ** FREEHOLD ** Located in this elevated position with stunning views over Stocksbridge is this three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a garage, a driveway providing off-road parking, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: a side uPVC door opens into the extended porch which in turn gives access through to the rear garden and houses the gas boiler. There is tiling to floor which continues into the kitchen which has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, five ring hob with extractor above along with housing and plumbing for a washing machine, dishwasher and a pantry cupboard under the stairs. A door then opens into the dining area with uPVC French doors opening onto the rear garden, providing a perfect extension for indoor outdoor dining. There is a large opening into the lounge which has a large front window and a feature chimney breast, which is the focal point of the room. A door then opens into the entrance hall with a front uPVC door and a staircase which rises to the first floor.

The first floor landing gives access into the partly boarded loft space via pull-down ladders, the three bedrooms and the bathroom. The main double bedroom is to the front and has fitted wardrobes. Double bedroom two is to the rear aspect. Bedroom three is to the front. The modern and contemporary bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE, DINING ROOM & KITCHEN
- EXTENDED PORCH
- FULLY ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- MODERN & CONTEMPORARY BATHROOM
- BLOCK-PAVED DRIVEWAY
- DETACHED GARAGE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front of the property is a block-paved driveway providing off-road parking. The rear an unadopted road gives access to the brick built garage with up and over door. A gate gives access to the fully enclosed rear garden which has a lawn, patio and summer house.

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.

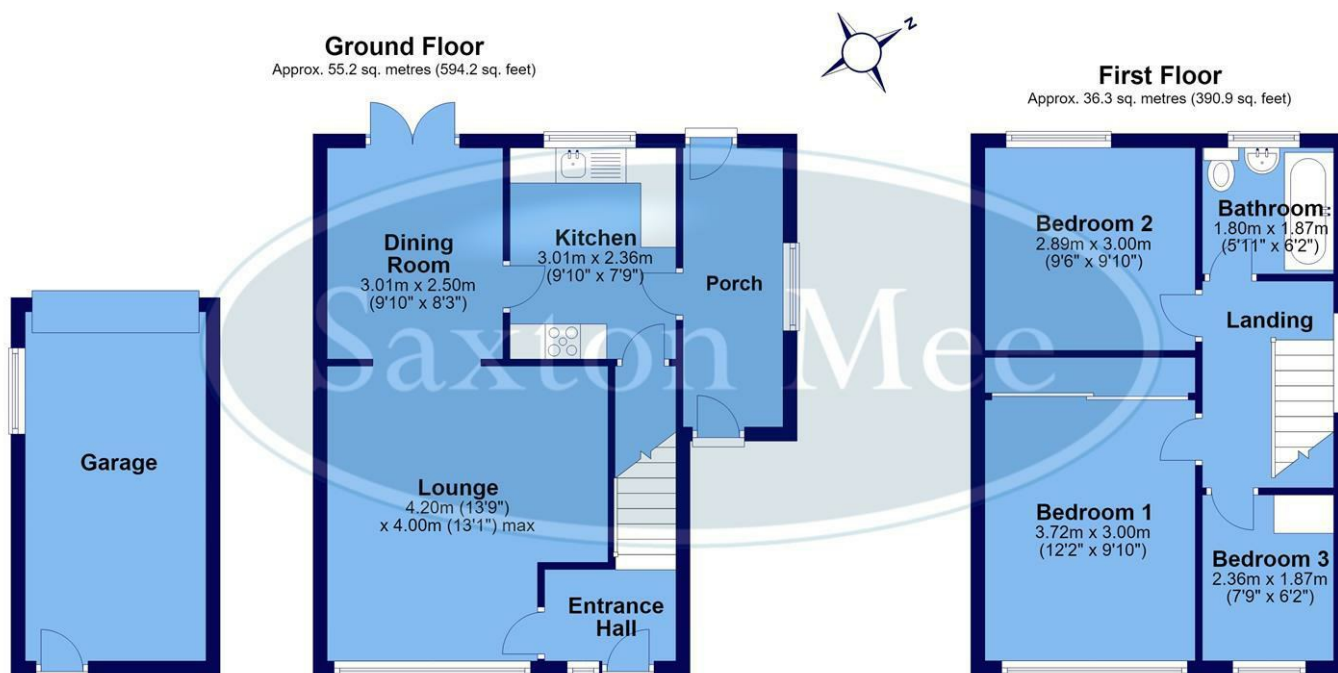
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Greg Ashmore MNAEA

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Total area: approx. 91.5 sq. metres (985.1 sq. feet)

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

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