



Edward Street, Stocksbridge, S36

Asking Price £130,000

- NO CHAIN
- SECURE ALLOCATED PARKING
- EXCELLENT LOCAL AMENITIES
- SPACIOUS TWO BEDROOM APARTMENT
- WELL MAINTAINED COMMUNAL AREAS
- LEASEHOLD WITH 220 YEARS REMAINING
- FIRST FLOOR WITH LIFT ACCESS
- CLOSE TO LOCAL TRANSPORT LINKS
- COUNCIL TAX BAND A £1,670.22

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ATTRACTIVE FIRST FLOOR APARTMENT | Situated in the popular village of Stocksbridge, this well-presented apartment is ideally located for access to a range of local amenities, including the popular Fox Valley shopping development. Excellent motorway, road and bus links are also readily accessible, providing convenient connections to Sheffield and the surrounding areas. The apartment forms part of a well-maintained development, with the communal areas and gardens cared for by the management company. The accommodation benefits from a secure allocated parking space, lift access and pleasant woodland views to the rear. The property briefly comprises; Entrance hallway; Open-plan lounge/breakfast kitchen; Two double bedrooms; Family bathroom; Secure allocated parking space; Well-maintained communal gardens.



Council Tax Band: A



COMMUNAL ACCESS

The apartment is accessed via a secure communal entrance with a wall-mounted telephone intercom system, allowing entry to be controlled from within the property. From the communal lobby, there is a lift or one flight of stairs leading to the first-floor apartment entrance.

HALLWAY

The welcoming hallway has carpet flooring, a central heating radiator and ceiling light point, with solid doors providing access to the open-plan lounge/dining kitchen, two bedrooms, family bathroom and useful storage cupboard.

OPEN PLAN LIVING SPACE

The spacious open-plan living space provides a versatile area for both relaxing and entertaining, with plenty of room for comfortable seating and dining. The open-plan layout creates a sociable setting, with the kitchen conveniently positioned within the living space.

LOUNGE AREA

The spacious lounge area is light and well presented, with uPVC double-glazed patio doors opening onto a Juliet balcony, carpet flooring, central heating radiator and ceiling light point.

BREAKFAST KITCHEN AREA

The breakfast kitchen is fitted with a good range of light wood-effect wall, base and drawer units, complemented by black roll-top work surfaces. There is an electric oven with four-ring hob, sink and drainer with mixer tap and tiled splashback, along with plumbing and space for a washing machine, dishwasher and fridge/freezer. A double-glazed window overlooks the front elevation, with tiled flooring and ceiling light point.

BEDROOM ONE

The generously sized principal bedroom features carpet flooring, a double-glazed

window overlooking the front elevation and useful built-in mirrored wardrobe storage. There is also a central heating radiator and ceiling light point.

BEDROOM TWO

A further good-sized double bedroom with carpet flooring, double-glazed window to the front elevation, central heating radiator and ceiling light point.

FAMILY BATHROOM

The attractive family bathroom is fitted with a panelled bath with electric wall-mounted shower and side screen, pedestal wash basin and WC with push-button flush. There are tiled walls to the wet areas, tiled flooring, recessed ceiling spotlights, central heating radiator and extractor fan.

PARKING

The property benefits from a secure allocated parking space within the rear car park, along with visitor parking bays to the front of the property.

OUTSIDE

The property benefits from well-maintained communal areas and gardens to both the front and rear, with lovely woodland views.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 