

# Saxton Mee

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Pot House Lane Stocksbridge Sheffield S36 1ET  
Price Guide £385,000



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Sheffield S36 1ET

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PRICE GUIDE £385,000-£395,000 \*\* FREEHOLD \*\* Situated in this popular residential area on this attractive corner plot is this lovely stone built and double fronted, four bedroom, two reception room detached property which enjoys lovely gardens and benefits from parking for up to four cars, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through an extended porch with attractive oak flooring and ample space for coats and shoes. Access into the entrance hall with further access into the lounge and dining room. The lounge has bespoke shutters to the window, while the focal point is the open cast-iron fire. The dining room again has a cast-iron open fire with slate back and heath, the original cupboard one side of the chimney breast and windows to the front and side with bespoke shutters. A door then opens into the kitchen/breakfast room with fitted cupboards and a contrasting worktop which incorporates the sink and drainer. There is space for a Range cooker with extractor above. Access to a utility, office and a rear entrance lobby. The utility has plumbing for a dishwasher and washing machine along with space for a tumble dryer, fridge freezer and the wall mounted gas boiler. The rear entrance lobby has a rear entrance door, store room and a downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into a useful loft space, the four bedrooms and the family bathroom. The principal is a good sized double and has a row of fitted wardrobes. Double bedroom two is to the front aspect. Double bedroom three overlooks the rear garden. Bedroom four is to the front aspect and has a fitted cupboard. The four piece suite bathroom has a shower enclosure, bath, WC and wash basin.

- EARLY VIEWING ADVISED
- FOUR BEDROOM FARMHOUSE
- ATTRACTIVE VIEWS
- CORNER PLOT WITH LOVELY GARDENS
- LOUNGE, DINING ROOM & SEPARATE KITCHEN
- UTILITY, OFFICE & DOWNSTAIRS WC
- AMPLE OFF-ROAD PARKING
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS



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**OUTSIDE**

Found on this attractive corner plot with a fully enclosed front garden with a lawn and patio. Access to off-road parking for up to four cars. To the rear is a further patio and 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 D.

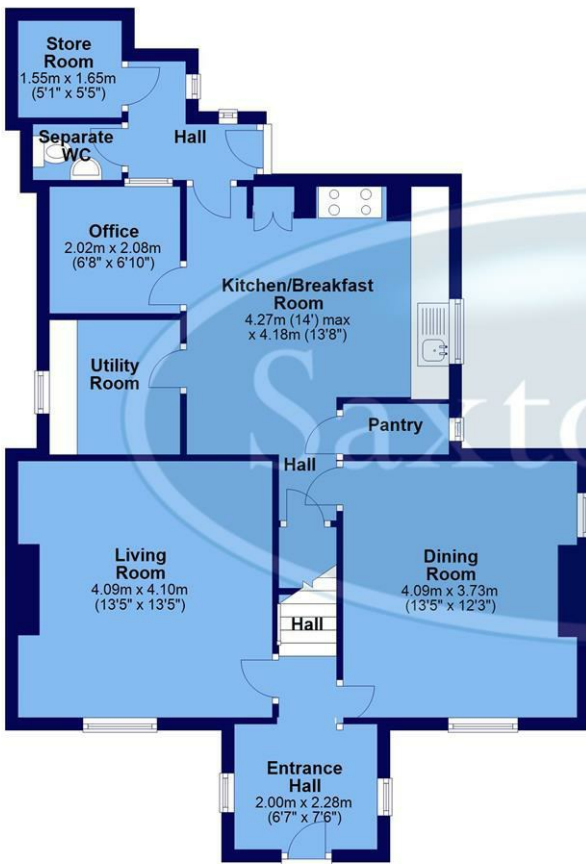
**VALUER**

Reg 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. 76.3 sq. metres (821.1 sq. feet)



## First Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



Total area: approx. 127.1 sq. metres (1368.2 sq. feet)

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

**Crookes**  
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**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs			
England & Wales		69	41

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		69	44