



Newton Avenue Stocksbridge Sheffield S36 1EL
Guide Price £180,000

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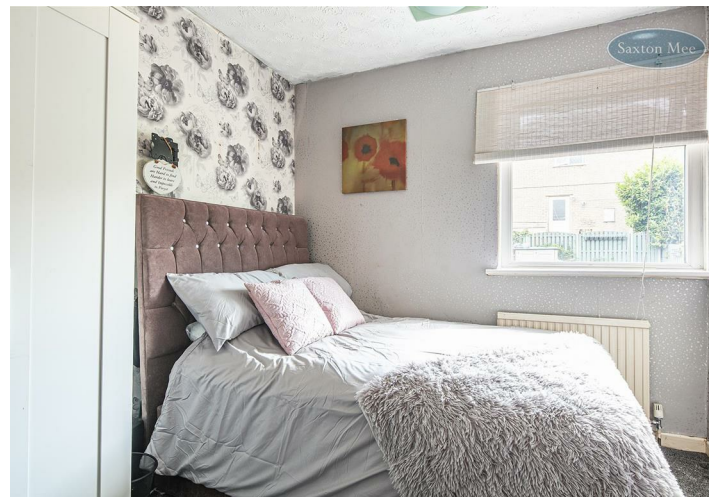
GUIDE PRICE £180,000-£190,000 ** FREEHOLD ** NO CHAIN** Enjoying a lovely south facing garden is this three bedroom semi detached property which benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation comprises a side entrance door opens into the lounge with a bay window, attractive flooring and a cast iron stove set in a brick surround, which is the focal point of the room. A door then opens into the kitchen which has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine, space for a fridge freezer and the wall mounted gas boiler. Access to a downstairs bathroom which is fully tiled and has a bath with overhead shower and a wash basin with vanity unit. From the kitchen, a door opens to a downstairs WC and a garden room with front and rear entrance doors.

From the lounge, a staircase rises to the first floor landing with access into the three bedrooms. The main bedroom is a good sized double and has fitted wardrobes and a front facing window. Double bedroom two is to the rear aspect. Bedroom three overlooks the rear.

- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE WITH A BAY WINDOW
- KITCHEN & GARDEN ROOM
- DOWNSTAIRS BATHROOM & SEPARATE WC
- SOUTH FACING GARDEN
- DRIVEWAY
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front is a garden area. A driveway provides off-road parking. To the rear is a south facing garden which has a patio, lawn and planted borders.

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.

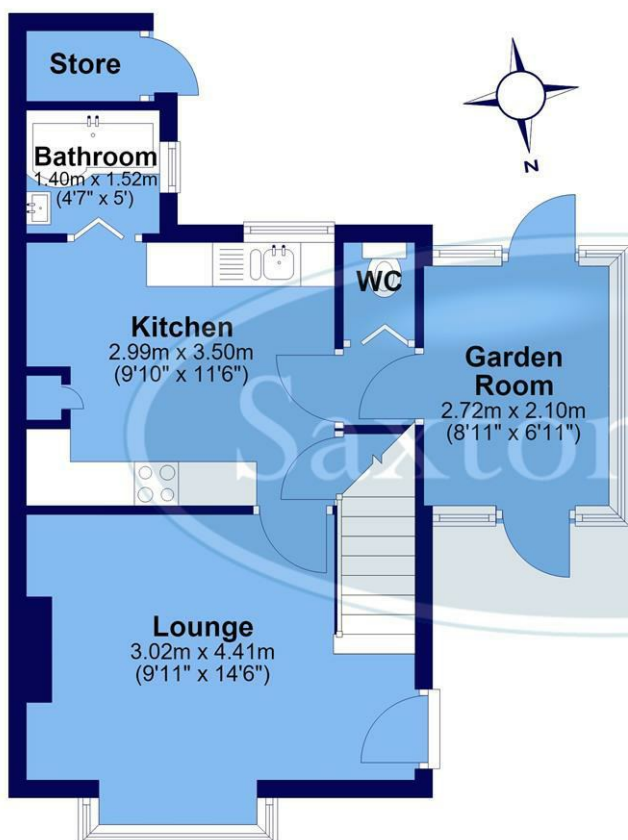
VALUER

Chris Spooner 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.

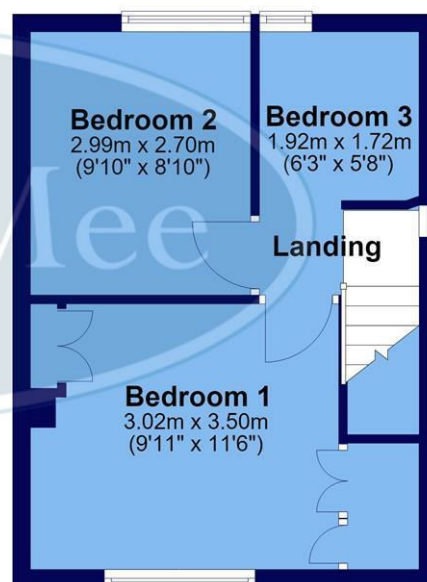
Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



First Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



Total area: approx. 64.2 sq. metres (690.8 sq. feet)

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

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	73
EU Directive 2002/91/EC			