

Saxton Mee



Melbourne Road Stocksbridge Sheffield S36 1EF
Offers Around £290,000



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**** FREEHOLD **** Situated on this popular Garden Village Estate on this good sized plot is this four double bedroom, two reception room semi detached Villa which enjoys a rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises enter via a front composite door into the entrance hall with the original tiled flooring and access to the open plan kitchen and the living room. The living room has a large front window and a cast-iron stove, which is the focal point of the room. The extended open plan kitchen/diner has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, microwave, five ring hob with extractor above, dishwasher, washing machine along with housing for an American style fridge freezer. There are uPVC doors opening to the rear garden, providing a perfect extension for indoor/outdoor dining and an open doorway through to a lounge/second reception room.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft space via pull-down ladders, the four bedrooms and the bathroom. The main double bedroom has fitted wardrobes. Double bedroom two is to the rear aspect. Double bedrooms three and four are both to the front aspect. The bathroom is fully tiled and has a three piece suite including bath with overhead shower, WC and wash basin.

- VIEWING IS ESSENTIAL
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN & DINING AREA
- TWO RECEPTION ROOMS
- DRIVEWAY & DETACHED GARAGE
- HIGH CEILINGS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

A low wall encloses a front lawned garden. A driveway providing off-road parking leads to the detached garage with electric, lighting and useful storage space the rear. The fully enclosed rear garden which features a patio, lawn and a wood store.

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 is currently Council Tax Band B.

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. 66.8 sq. metres (719.0 sq. feet)
(excluding Garage)



First Floor
Approx. 54.2 sq. metres (583.0 sq. feet)



Total area: approx. 121.0 sq. metres (1302.0 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



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	73
		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		68	71
		EU Directive 2002/91/EC	