Saxton Mee

Ralph Ellis Drive Stocksbridge Sheffield S36 1EW
Guide Price £280,000

St Luke's
Sheffield's Hospice

Ralph Ellis Drive

Sheffield S36 1EW

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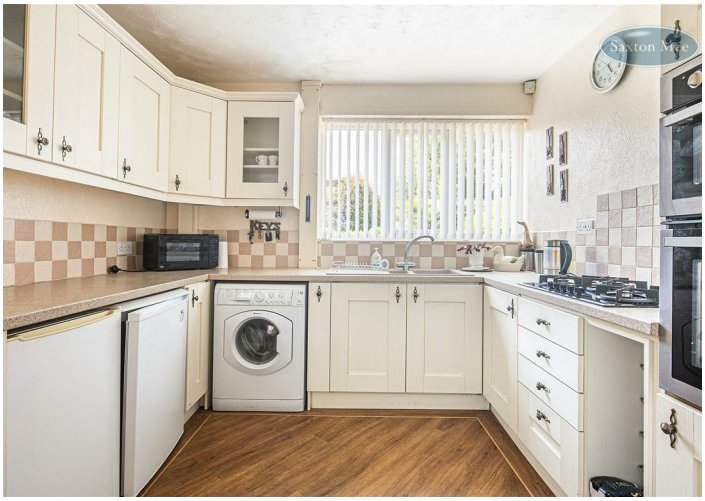
GUIDE PRICE £280,000-£290,000 *SOUTH-WEST REAR GARDEN* FREEHOLD* Offered for sale with no onward chain, this three-bedroom detached property occupies a desirable position on a quiet residential road. The accommodation offers potential for extension, subject to the necessary planning consents. Externally, the property benefits from a good-sized rear garden, a gated driveway providing off-road parking, and a detached garage. Further benefits include uPVC double glazing and gas central heating. With its generous outside space, detached garage and scope for future enlargement, the property represents an excellent opportunity for a range of buyers looking to create a home tailored to their individual requirements.

Neutrally decorated throughout, the living accommodation briefly comprises of a front uPVC door opens into the entrance hall with two under stair storage cupboards and access into the open plan kitchen and dining room and the kitchen. The lounge has a front window allowing natural light and electric fire set in an attractive surround. The dining room has uPVC sliding doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, a five gas ring hob along with housing and plumbing for a washing machine and housing for a fridge and freezer. A uPVC door then opens to a side entrance porch with a downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into a useful loft space via pull-down ladders, the three bedrooms and a shower/wet room. The main double bedroom is to the rear aspect and has fitted wardrobes. Double bedroom two is to the front aspect and has space for furniture. Bedroom three has a storage cupboard. The shower/wet room has a WC, wash basin and a cupboard which houses the modern gas boiler.

- THREE BEDROOM DETACHED PROPERTY
- DRIVEWAY & GARAGE
- SOUTH-WEST FACING REAR GARDEN
- OPEN PLAN LOUNGE & DINING ROOM
- SEPARATE KITCHEN
- DOWNSTAIRS WC
- SHOWER/WET ROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS



OUTSIDE
To the front double gates open to a driveway providing off-road parking and this leads to the detached garage. There is a front lawn with planted borders. Access down both sides of the property leads to the enclosed south-west facing rear garden and this has a patio and a lawn garden with 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
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.

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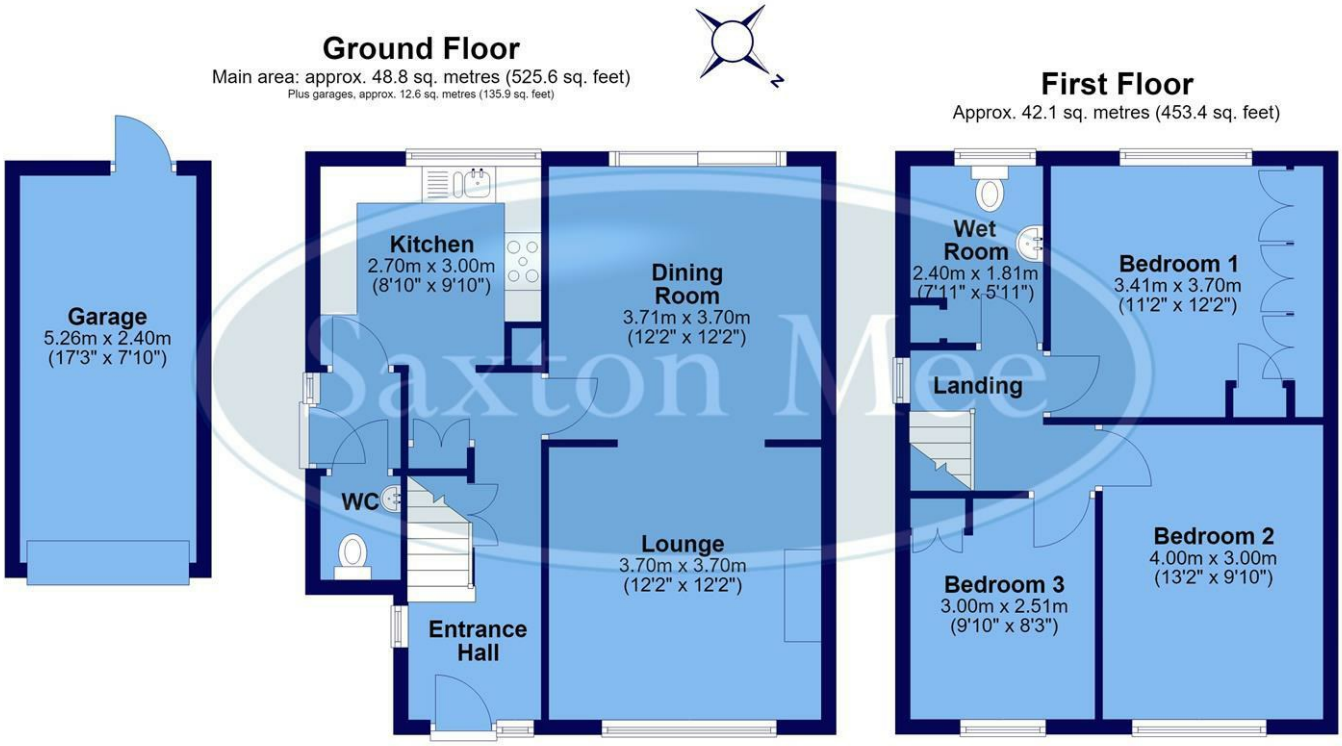
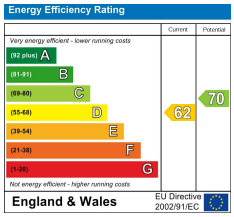
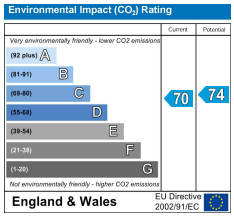


Main area: Approx. 91.0 sq. metres (979.0 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.9 sq. feet)

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

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