



Pot House Lane Stocksbridge Sheffield S36 1ES
Guide Price £145,000

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GUIDE PRICE £145,000-£155,000 ** FREEHOLD ** Offered for sale with no onward chain, this attractive two-bedroom, stone-fronted terrace property has been thoughtfully renovated and modernised throughout, offering accommodation arranged over three levels. The property also benefits from an occasional attic room and a fully enclosed rear garden.

The ground floor comprises an extended entrance porch leading into a front lounge, featuring a characterful cast-iron fireplace with tiled hearth and attractive wooden surround. To the rear is a stylish modern kitchen/diner, fitted with a comprehensive range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven and four-ring gas hob, with space provided for a fridge/freezer.

The lower ground floor offers a range of useful additional accommodation, comprising a practical utility room with fitted units and plumbing for a washing machine. A separate store room, which could equally lend itself to use as a home office, houses the gas boiler. This level further benefits from direct access to the enclosed rear garden.

To the first floor, the landing provides access via pull-down ladders to a useful occasional loft room. The space is boarded, plastered and carpeted, with a Velux window providing natural light. There are two well-proportioned bedrooms on this floor, together with a stylish and contemporary three-piece family bathroom comprising a bath with overhead shower, WC and wash hand basin.

Overall, this well-presented home combines period character with modern improvements, offering versatile accommodation across three levels and appealing to a range of buyers.

- OFFERED FOR SALE WITH NO ONWARD CHAIN
- TWO-BEDROOM STONE-FRONTED TERRACE
- RENOVATED AND MODERNISED THROUGHOUT
- ACCOMMODATION ARRANGED OVER THREE LEVELS
- OCCASIONAL BOARDED AND PLASTERED LOFT ROOM
- CHARACTERFUL CAST-IRON FIREPLACE
- MODERN KITCHEN/DINER
- UTILITY ROOM AND ADDITIONAL STORE/HOME OFFICE
- CONTEMPORARY THREE-PIECE BATHROOM
- FULLY ENCLOSED REAR GARDEN





OUTSIDE

To the front of the property, a low wall and wrought iron railings enclose a private forecourt, providing an attractive and enclosed approach. Shared access from either Hole House Lane or Pot Lane leads to a secure gate, opening onto the fully enclosed rear garden. The garden comprises a gravelled area, barked seating area and established planted borders, offering a pleasant and private outdoor space.

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.

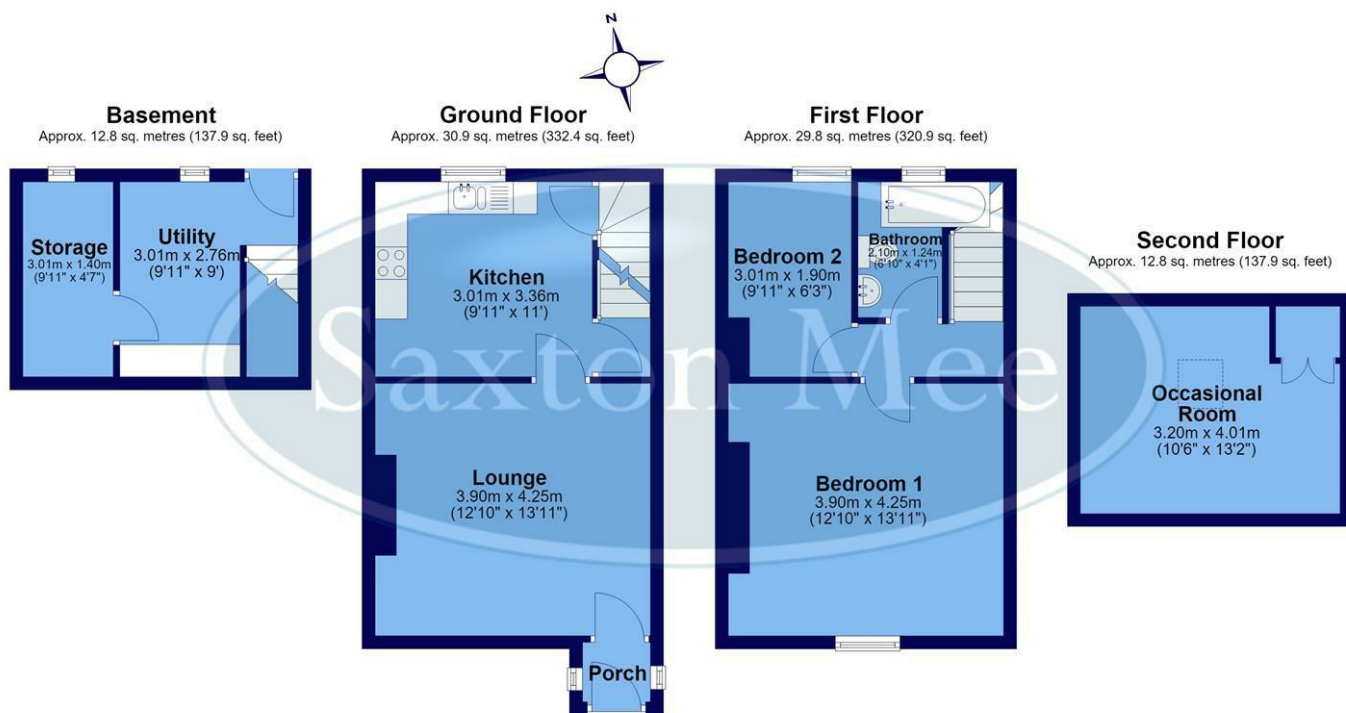
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

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Total area: approx. 86.3 sq. metres (929.1 sq. feet)

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

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