



Woolley Road Stocksbridge Sheffield S36 1GH  
Guide Price £150,000

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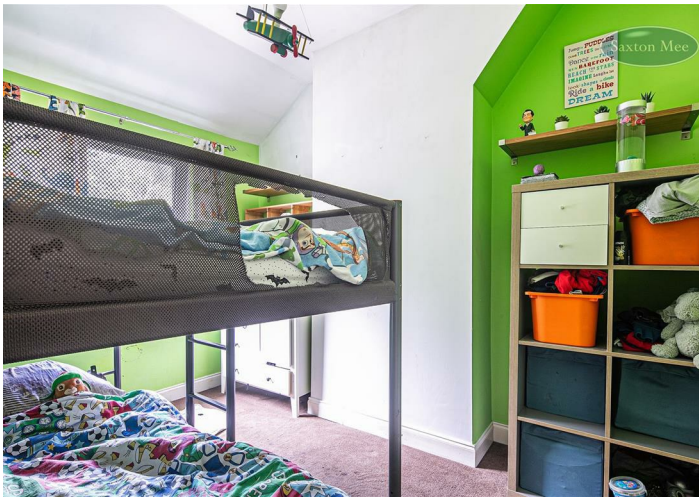
GUIDE PRICE £150,000-£160,000 \*\* DETACHED GARAGE \*\* Situated on this popular Garden Village Estate is this two good size bedroom terrace property which benefits from off-road parking, a detached garage, uPVC double glazing and gas central heating throughout.

In brief, the living accommodation comprises of composite a front door opens into the entrance hall with access into the lounge with a large front window filling the room with natural light. A door then opens to the kitchen/diner which has a range of wall, base and drawer units with a contrasting worktop which incorporate the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above. There is attractive flooring, space for a dining table and chairs a rear uPVC entrance door. and access to a utility room which houses the wall mounted gas boiler, plumbing for a washing machine and space for fridge freezer.

From the entrance hall a staircase rises to the first floor landing with access into the boarded loft space, the two good sized bedrooms and the bathroom. The main double bedroom benefits from storage over the stairs, two front windows and space for furniture. Bedroom two is to the rear aspect. The bathroom has a four piece suite including bath, separate shower cubicle, WC and wash basin.

- TWO GOOD SIZED BEDROOMS
- LOUNGE & KITCHEN/DINER
- OFF-ROAD PARKING
- DETACHED GARAGE
- UTILITY ROOM
- POPULAR RESIDENTIAL AREA
- BACKING ONTO WOODLAND
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





#### OUTSIDE

To the front is a lawn garden benefiting from Planning Permission for off-road parking. A path leads to the entrance door. To the rear an unadopted road giving access to off-road parking which leads to the single garage benefiting from electric and lighting. Rear forecourt.

#### 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.

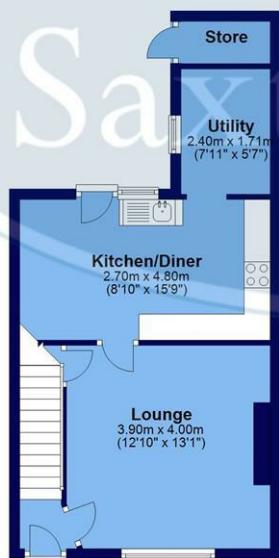
#### VALUER

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.

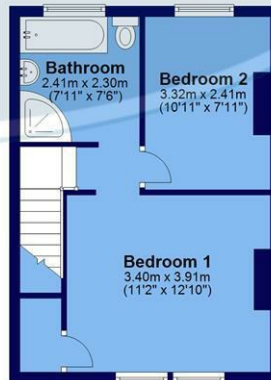
## Ground Floor

Main area: approx. 38.0 sq. metres (409.4 sq. feet)  
Plus garages: approx. 12.0 sq. metres (129.7 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



Main area: Approx. 70.8 sq. metres (762.2 sq. feet)  
Plus garages: approx. 12.0 sq. metres (129.7 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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