



Cedar Road Stocksbridge Sheffield S36 1AR
Guide Price £150,000

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GUIDE PRICE £150,000-£155,000 ** FREEHOLD ** This well-presented two double bedroom semi-detached home occupies a desirable position within a popular residential area, conveniently located close to open countryside. The property enjoys a west-facing rear garden and benefits from uPVC double glazing, gas central heating and a block-paved driveway providing off-road parking.

The accommodation begins with a uPVC entrance door opening into the welcoming entrance hall. The spacious lounge features an attractive bay window, allowing plenty of natural light to fill the room, while a feature fireplace provides an appealing focal point.

The kitchen is fitted with a range of wall, base and drawer units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven and four-ring hob with extractor above, together with provision for a tumble dryer and fridge.

A useful utility room provides space for a freezer, with a rear uPVC entrance door giving access to the garden.

To the first floor are two well-proportioned double bedrooms and a contemporary shower room. The principal bedroom is a generous double and benefits from fitted wardrobes and an additional storage cupboard. Bedroom two is also a double room, positioned to the rear of the property and featuring a fitted cupboard.

The fully tiled shower room is fitted with a modern suite comprising a shower enclosure, WC and wash basin.

There is also access from the first floor to a boarded loft, providing valuable additional storage space and housing the gas central heating boiler, which was installed approximately 19 months ago.

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED HOME
- WEST-FACING REAR GARDEN
- SPACIOUS BAY-FRONTED LOUNGE
- ATTRACTIVE FEATURE FIREPLACE
- FITTED KITCHEN & UTILITY ROOM
- MODERN SHOWER ROOM
- BLOCK-PAVED DRIVEWAY
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- POPULAR LOCATION CLOSE TO OPEN COUNTRYSIDE





OUTSIDE

To the front of the property, a block-paved driveway provides convenient off-road parking. To the rear is a fully enclosed, west-facing garden, enjoying a pleasant combination of paved patio and lawn, together with a useful garden shed/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.

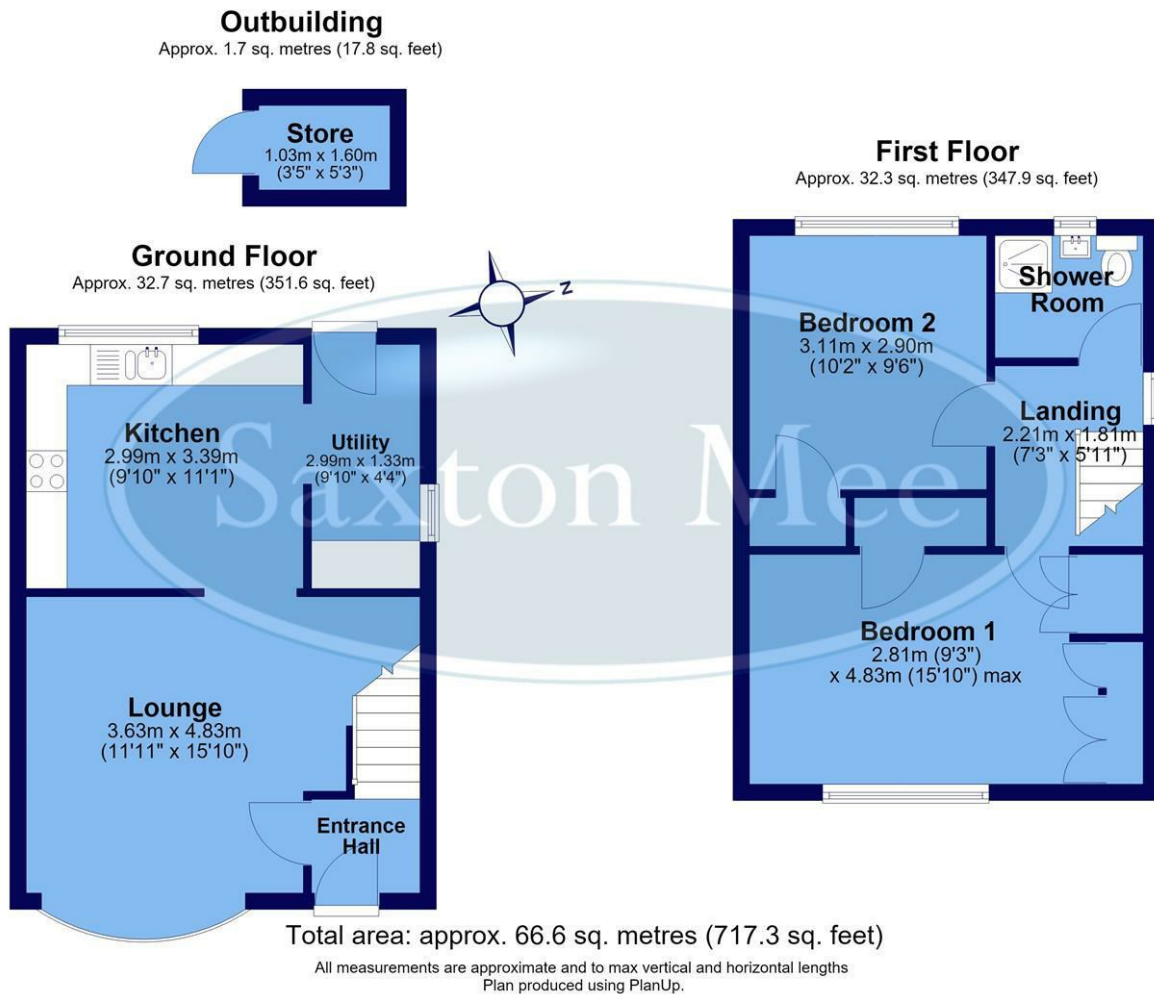
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

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