



Maple Grove Stocksbridge Sheffield S36 1ED
Guide Price £140,000

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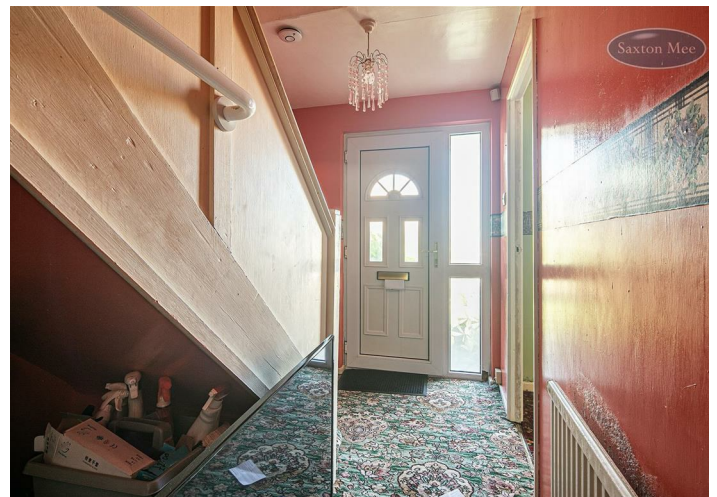
GUIDE PRICE £140,000-£150,000 ** FREEHOLD ** NO CHAIN ** SOUTH FACING REAR GARDEN ** Enjoying a stunning outlook and situated at the end of this quiet cul-de-sac is this three bedroom terrace property which has a south facing rear garden, uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter through a front uPVC door into the entrance hall with access into the lounge and the kitchen/diner. The lounge has a large front window and an electric fire set in a surround. Access into the kitchen/diner which has a range of units and a worktop which incorporates the sink and drainer. There is an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the shower room. The principal is a good sized double and to the front aspect. Double bedroom two is to the rear and houses the gas boiler. Single bedroom three is to the front aspect. The shower room has a chrome towel radiator, shower enclosure, WC and wash basin with vanity unit.

- THREE BEDROOM TERRACE IN NEED OF SOME UPDATING
- OUTSTANDING REAR VIEWS
- SOUTH FACING REAR GARDEN
- NO CHAIN
- FREEHOLD
- LOUNGE & KITCHEN/DINER
- SHOWER ROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front of the property is a lawn with a path leading to the entrance door. Shared access leads to the fully enclosed rear garden which is mostly laid to lawn with a seating area. There is an outbuilding useful for storage and a greenhouse.

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

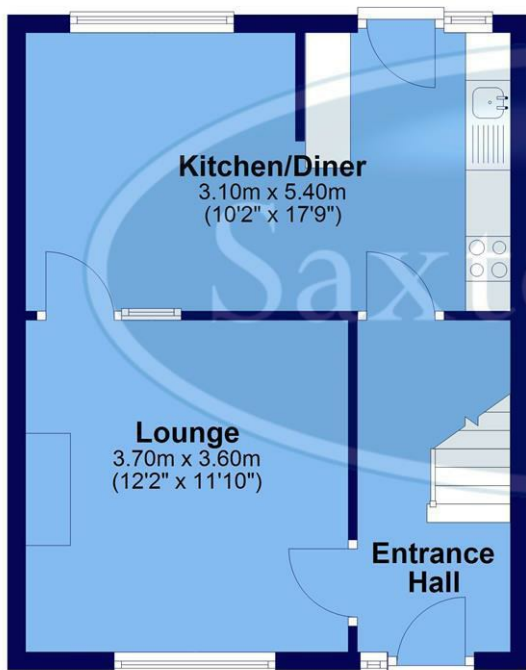
Greg Ashmore MNAEA

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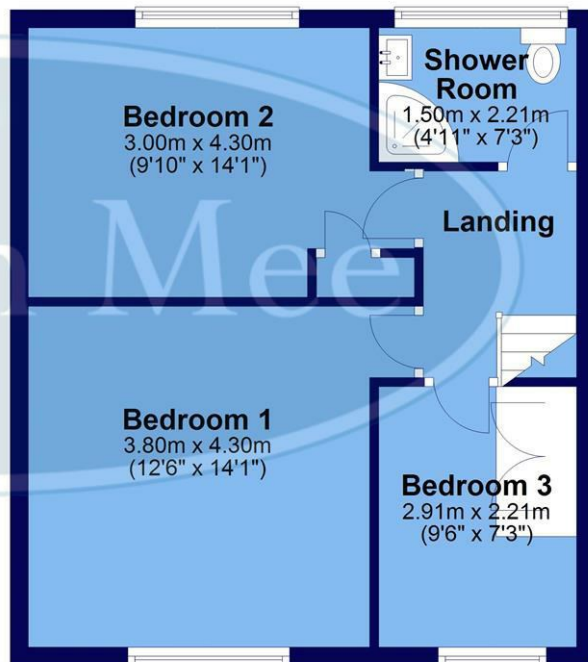
Ground Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 79.5 sq. metres (855.7 sq. feet)

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

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