



Newton Avenue Stocksbridge Sheffield S36 1EL  
Guide Price £275,000



# Newton Avenue

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GUIDE PRICE £275,000-£295,000 \*\* FREEHOLD \*\* SOUTH FACING GARDENS \*\* CHAIN FREE \*\* A fabulous opportunity has arisen to acquire this two double bedroom detached bungalow which is situated in approximately 1/4 acres of land with stunning gardens and benefiting from a driveway providing off-road parking for three/four cars, a good sized garage, a summer house, uPVC double glazing and gas central heating. There is scope to extend (subject to the necessary planning consents).

The living accommodation briefly comprises: enter through storm porch and a uPVC door into the entrance hall with access to the fully boarded loft space which houses the gas boiler. From the entrance hall, access to the lounge, kitchen, the two bedrooms and the bathroom. The lounge has a front window allowing natural light, while the focal point of the room is the electric fire set in a stone surround. The kitchen/diner has a rear window, perfect for enjoying the lovely garden views. There is a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with an extractor above, fridge, freezer and washing machine. There is a rear uPVC entrance door.

Both bedrooms and double in size and benefit from fitted wardrobes. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- FABULOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW
- STUNNING SOUTH FACING GARDENS
- LOUNGE WITH FEATURE FIREPLACE
- KITCHEN/DINER WITH A RANGE OF INTEGRATED APPLIANCES
- THREE PIECE SUITE BATHROOM
- EXCELLENT SIZED GARAGE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- SUMMER HOUSE
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS







**OUTSIDE**  
Access is from a private lane off Newton Avenue and this leads to a sweeping driveway providing off-road parking for three/four cars and this in turn leads to the excellent sized garage with up and over door, power, lighting and work bench. Steps lead to the front entrance door. Front planted garden. Access down the side of the property and this leads to the substantial, well maintained garden which includes a large lawn, summer house, garden shed, stone flagged patio area and an abundance of plants, shrubs and trees. Outside lighting and water taps.

**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 B.

**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. 69.5 sq. metres (748.4 sq. feet)  
Plus garages, approx. 25.0 sq. metres (268.6 sq. feet)



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

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**Stocksbridge**

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