



Kenworthy Road Stocksbridge Sheffield S36 1BY  
Price Guide £180,000



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GUIDE PRICE £180,000 - £190,000 \*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* Recently modernised is this three bedroom semi detached property which enjoys a south facing rear garden and benefits from a driveway providing off-road parking for three cars, thirteen solar panels which generate an income, downstairs WC, EV charger, uPVC double glazing and gas central heating.

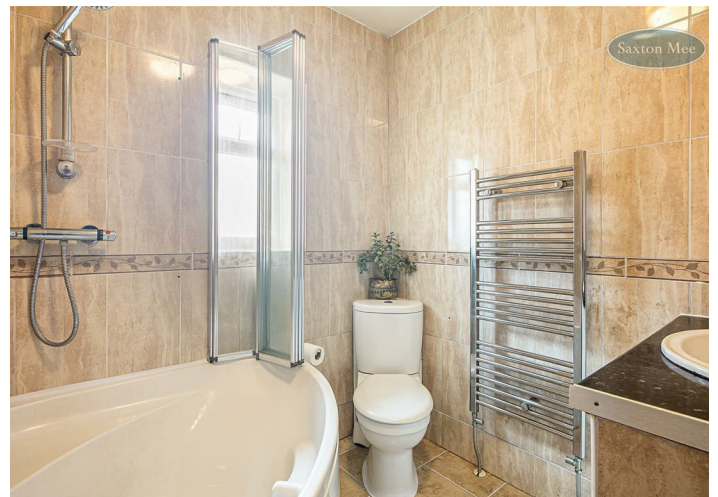
The living accommodation briefly comprises: enter through a front composite door into the entrance hall with an under stair storage cupboard and access into the lounge/dining room and the kitchen. The excellent sized open plan lounge/dining room has a front window and uPVC French doors opening to the rear garden, providing a perfect extension for indoor/outdoor dining. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven along with housing and plumbing for a washing machine, dishwasher, tumble dryer and fridge freezer. A cupboard houses the gas boiler and there is access to a WC.

From the entrance hall, a staircase rises to the first floor landing with access into the fully boarded loft space via pull-down ladders which provides excellent storage, the three bedrooms and the bathroom. The principal has a full row of fitted wardrobes and is to the rear aspect. Double bedroom two is to the rear and has a storage cupboard. Bedroom three is to the front aspect and again has a storage cupboard. The bathroom is fully tiled and has a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin.

- RECENTLY MODERNISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- GOOD SIZED OPEN PLAN LOUNGE/DINING ROOM WITH uPVC FRENCH DOORS
- SEPARATE KITCHEN
- DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH FITTED WARDROBES
- SOUTH FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR THREE CARS
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS







#### OUTSIDE

To the front is a driveway providing off-road parking for three cars. Access down the side to the fully enclosed rear garden which is mostly laid to lawn. Outside tap. Two brick built storage buildings.

#### 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.

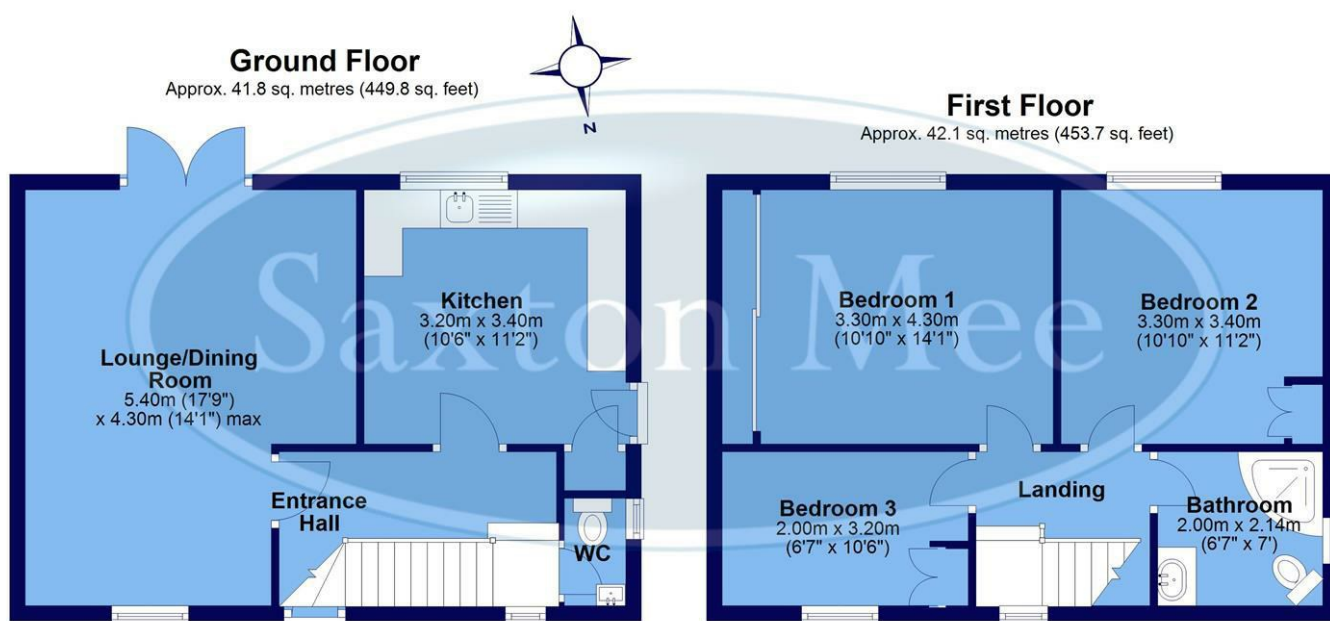
#### MATERIAL INFORMATION

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.



Total area: approx. 83.9 sq. metres (903.5 sq. feet)

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

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

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

