



Shay Road Stocksbridge Sheffield S36 1FB
Guide Price £175,000

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GUIDE PRICE £175,000-£180,000 ** FREEHOLD ** Enjoying a lovely outlook is this well presented, bay fronted three bedroom semi detached property which has gardens to the front and rear and benefits from uPVC double glazing, with new windows to the rear, a fabulous kitchen/diner, garden room and gas central heating.

Tastefully decorated throughout, the accommodation briefly comprises: enter via a front composite door into the entrance hall with access into the lounge. The well proportioned lounge has a bay window allowing lots of natural light and an electric fire set in an attractive surround, which is the focal point of the room. A door then opens into the open plan kitchen/diner which has a range of units with a contrasting worktop which incorporates the sink and drainer, complemented with a tiled floor. Integrated appliances include an electric oven, four ring hob with extractor above along with space for a washing machine, fridge freezer and the gas boiler. There is a set of uPVC French doors opening to the side and a utility area with space for a tumble dryer. From the kitchen, a door opens to the garden room with side uPVC French doors.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the three bedrooms and shower room. The principal double bedroom is to the front aspect and has space for furniture. Double bedroom two overlooks the rear. Bedroom three is to the rear aspect. The stylish shower room is fully tiled and has a walk-in shower with rainfall shower head, WC and wash basin set in a combination unit, complemented with an LED mirror.

- EARLY VIEWING ADVISED
- WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE WITH BAY WINDOW
- FABULOUS KITCHEN/DINER WITH UTILITY AREA
- GARDEN ROOM
- GARDENS TO THE FRONT & REAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

A mature hedgerow encloses a front garden area. Access down the side via a gate to the fully enclosed rear garden which has a block-paved area, sheltered area, wooden decked area and a lawn.

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.

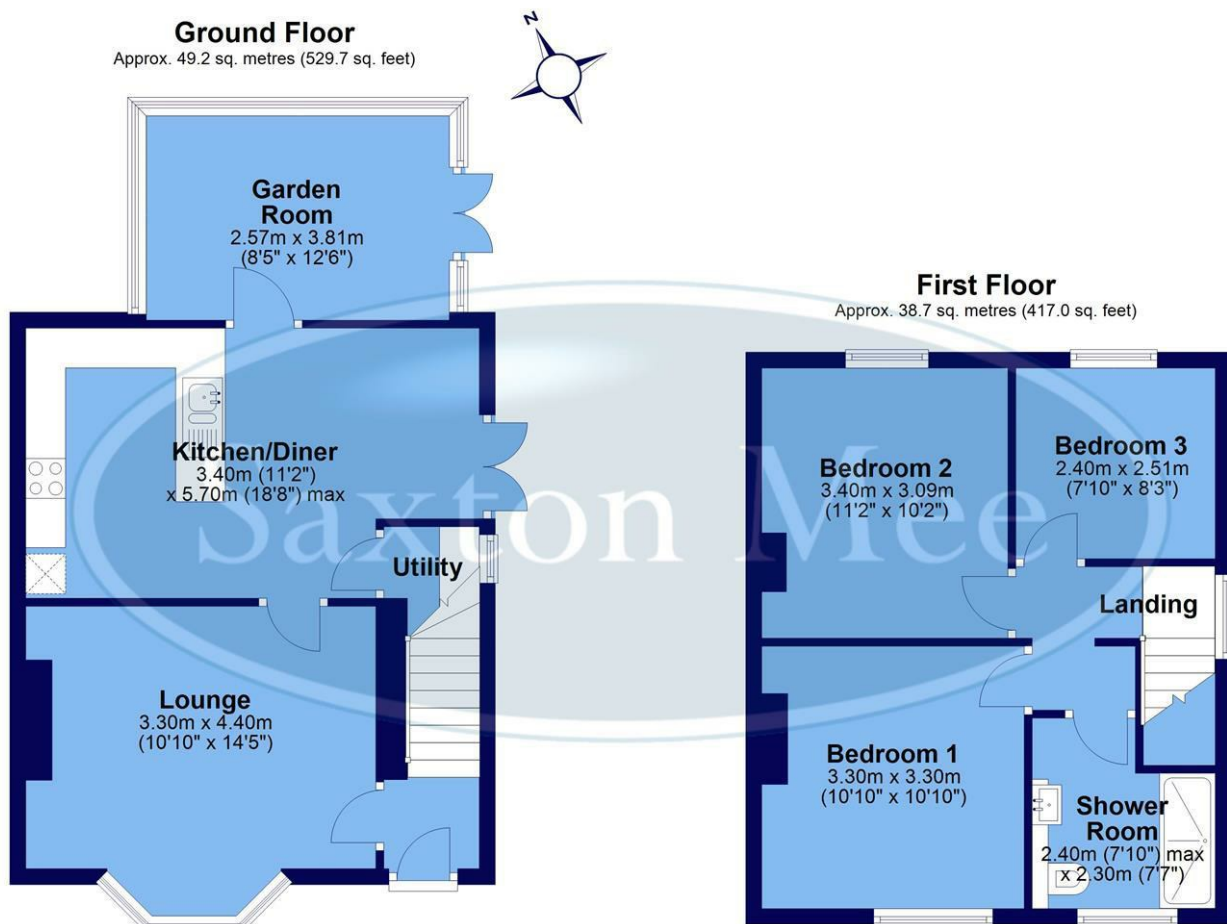
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

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Total area: approx. 88.0 sq. metres (946.7 sq. feet)

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

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