



Kenworthy Road Stocksbridge Sheffield S36 1BY
Guide Price £160,000

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GUIDE PRICE £160,000-£170,000 ** FREEHOLD ** NO CHAIN ** SOUTH FACING REAR GARDEN ** Recently renovated is this spacious three bedroom terrace property which enjoys a good sized rear garden and benefits from a driveway providing off-road parking for two/three cars, uPVC double glazing and gas central heating. Renovations include a new boiler, new flooring, redecorated, new internal doors, a new kitchen and bathroom.

Neutrally decorated, the well presented living accommodation briefly comprises: enter via a front door into the entrance hall with an under stair storage cupboard, further storage with shelving and a downstairs WC. Access into the lounge and the kitchen. The open plan lounge and dining room has a front window and rear uPVC doors opening into the extended garden room with uPVC doors opening onto the garden. The focal point of the lounge is the media wall with electric fire. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, microwave, four ring hob with extractor above along with housing and plumbing for a washing machine, fridge freezer, tumble dryer and the gas boiler. A door opens to a rear entrance lobby with uPVC doors allowing access to the rear garden and a door into a store/study.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft space via pull-down ladders, the three bedrooms and the bathroom. Bedrooms one and two are both double in size and to the rear aspect. Bedroom three is to the front. The bathroom has a storage cupboard and a three piece suite including bath with overhead shower, WC and wash basin, complemented with a towel radiator.

- RECENTLY RENOVATED
- SPACIOUS THREE BEDROOM TERRACE
- SOUTH FACING REAR GARDEN
- OPEN PLAN LOUNGE & DINING ROOM
- KITCHEN
- DOWNSTAIRS WC
- EXTENDED GARDEN ROOM
- NEW KITCHEN & BATHROOM
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front is a block paved driveway providing off-road parking for two/three cars. To the rear is a south facing garden which has a patio, brick built store 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.

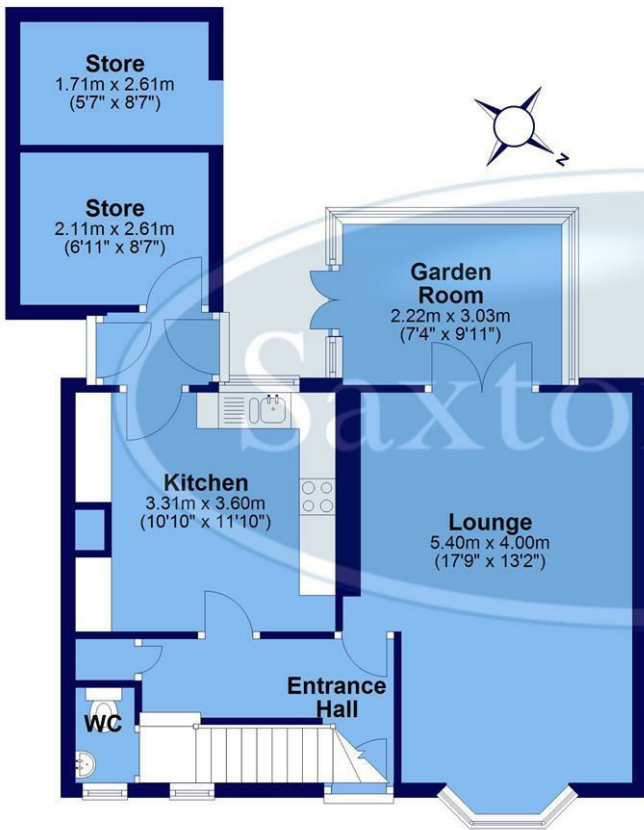
VALUER

Greg Ashmore MNAEA

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.

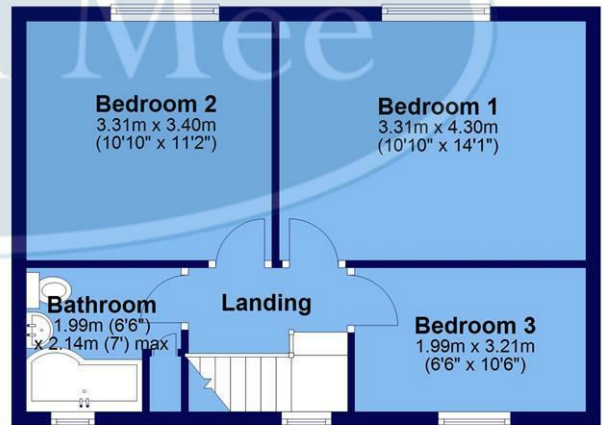
Ground Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 102.3 sq. metres (1100.8 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		