



Woolley Road Stocksbridge Sheffield S36 1GH
Guide Price £120,000

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GUIDE PRICE £120,000-£125,000 ** FREEHOLD ** CASH BUYERS ONLY
** Situated on this popular Garden Village Estate is this three bedroom mid terrace which has gardens to both the front and rear and benefits from gas central heating and uPVC double glazing. The property is in need of full modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes.

In brief, the living accommodation comprises: enter via a uPVC door into the entrance hall with access into the good sized lounge. A door then opens into the open plan kitchen/diner with an under stair storage cupboard and uPVC doors that open onto the rear garden. There is a side lobby with a side uPVC entrance door. A door then opens into the downstairs bathroom.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space and the three good sized bedrooms. Bedroom two houses the gas boiler.

- EXCITING OPPORTUNITY
- CASH BUYERS ONLY
- IN NEED OF FULL MODERNISATION
- THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- GARDENS TO THE FRONT & REAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS
- FREEHOLD





OUTSIDE

To the front is a lawned garden with a path to the entrance door. The rear garden has a lawn and patio. There is scope to create a garage/off-road parking subject to the necessary planning consents.

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.

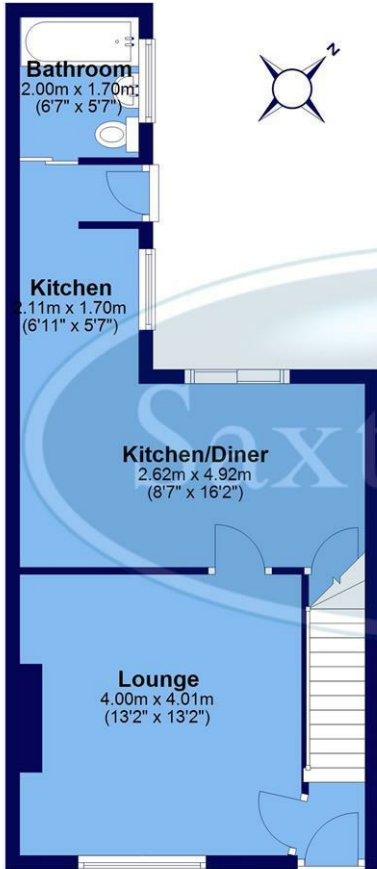
VALUER

Reg 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.

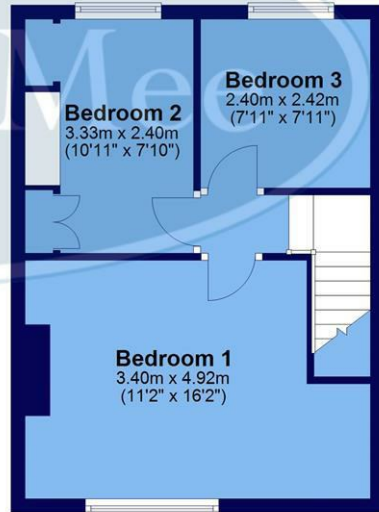
Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 75.5 sq. metres (812.3 sq. feet)

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

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Stocksbridge

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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		

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			
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