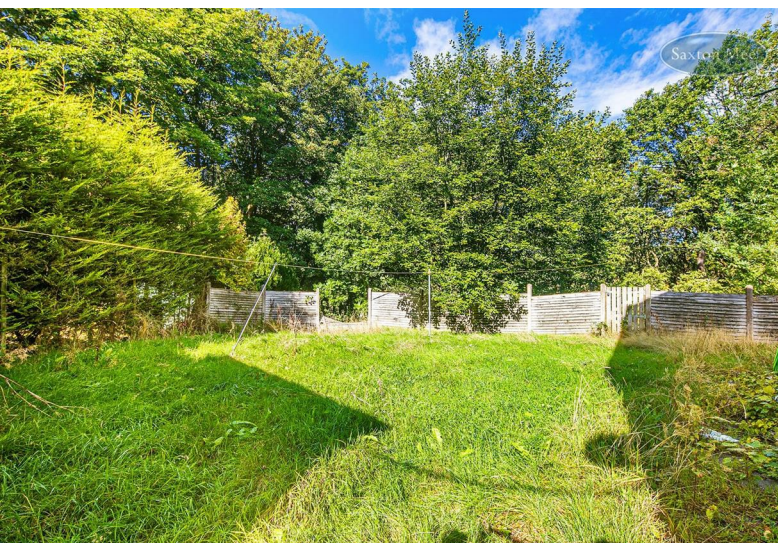




Sycamore Road Stocksbridge Sheffield S36 1FS
Offers In The Region Of £200,000

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Sheffield S36 1FS

Offers In The Region Of £200,000

**** NO CHAIN ** FREEHOLD **** Situated towards the end of a quiet cul-de-sac and occupying a larger-than-average corner plot, this three-bedroom, bay-fronted semi-detached home offers excellent potential for a purchaser looking to create a property to their own taste and specification.

The property would benefit from a programme of modernisation and improvement, while already offering a number of desirable features including off-road parking, a garage, uPVC double glazing and gas central heating.

The accommodation begins with a composite entrance door opening into the hallway, where there is useful under-stairs storage.

The lounge features a bay window together with an electric fire. The kitchen is fitted with a range of units and incorporates an integrated electric oven, four-ring hob with extractor hood above, plumbing for a washing machine and a wall-mounted gas boiler. A uPVC side entrance door provides additional external access.

Completing the ground-floor accommodation is a separate dining room, with uPVC French doors opening directly onto the rear garden.

To the first floor are three bedrooms and the family bathroom. The principal double bedroom benefits from a bay window and a range of fitted wardrobes, cupboards and drawers, while the second double bedroom enjoys an outlook over the rear garden. Bedroom three is currently fitted with a single bed.

The bathroom is fitted with a three-piece suite comprising a bath with shower attachment, WC and wash hand basin.

There is also access to the loft space.

- THREE-BEDROOM SEMI-DETACHED HOME
- QUIET CUL-DE-SAC LOCATION
- LARGER-THAN-AVERAGE CORNER PLOT
- BAY-FRONTED ACCOMMODATION
- TWO SEPARATE RECEPTION ROOMS
- OFF-ROAD PARKING
- GARAGE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING





OUTSIDE

To the front of the property, a driveway provides off-road parking and leads to a detached garage, fitted with an up-and-over door. The frontage is complemented by a mature hedgerow and a gravelled area.

A gated access leads through to the generous gardens extending to the side and rear of the property. Predominantly laid to lawn, the gardens provide an excellent amount of outdoor space.

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.

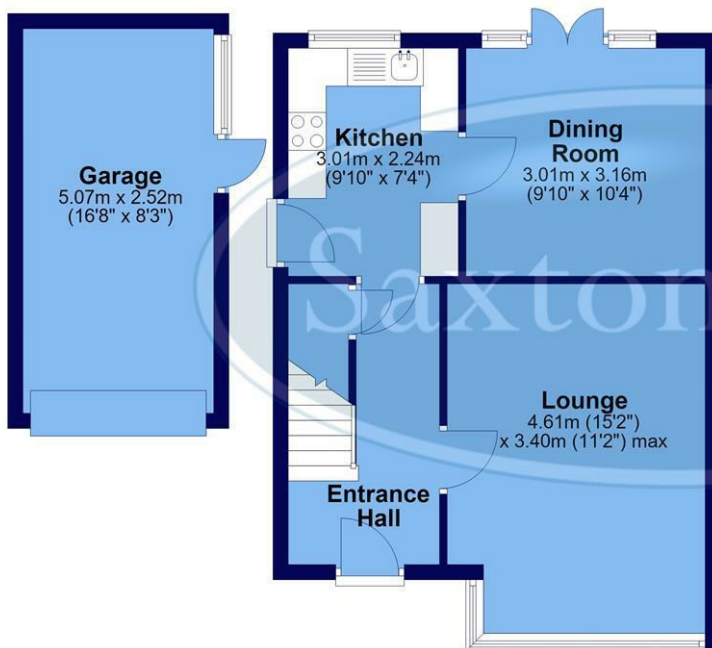
VALUER

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.

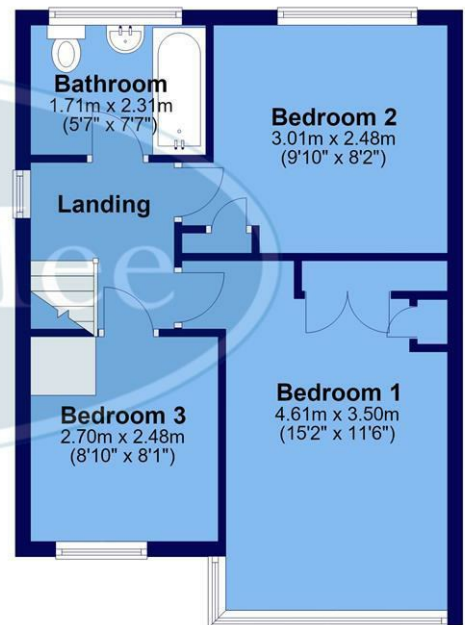
Ground Floor

Main area: approx. 40.1 sq. metres (431.9 sq. feet)
Plus garages, approx. 12.8 sq. metres (137.5 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Main area: Approx. 80.2 sq. metres (863.7 sq. feet)
Plus garages, approx. 12.8 sq. metres (137.5 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		73	86
		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			
		EU Directive 2002/91/EC	