



Coppice Close Stocksbridge Sheffield S36 1LS
Offers Around £220,000

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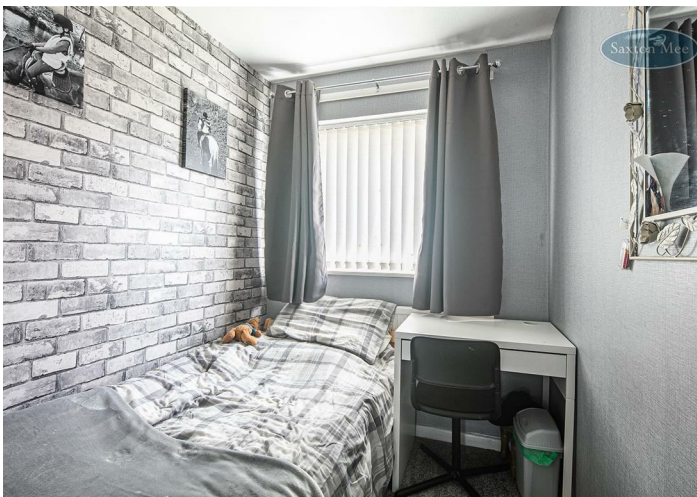
Situated on this cul-de-sac position and benefiting from solar panels and attractive views is this three bedroom semi detached property which enjoys a rear garden with Indian stone patio and artificial lawn, a driveway providing off-road parking, a large versatile outbuilding, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front door into the entrance hall. There is access into the open plan lounge and dining room which has windows to the front and rear allowing natural light. A door then opens into the separate kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, microwave, fridge, freezer and a dishwasher. There is a side composite entrance door and a useful pantry under the stairs.

From the entrance hall, a staircase rises to the first floor landing with access into the loft, the three bedrooms and the shower room. The main double bedroom is to the front aspect and has space for furniture. Double bedroom two is to the rear aspect. Bedroom three is to the front aspect. The room has a shower enclosure, WC and wash basin set in a combination unit.

- THREE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN LOUNGE & DINING ROOM
- INTEGRATED KITCHEN
- SHOWER ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- LARGE VERSATILE OUTBUILDING
- GARDEN WITH INDIAN STONE PATIO & ARTIFICIAL LAWN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE
 Front lawn garden and driveway providing off-road parking. Access down the side of the property leads to an Indian stone patio and artificial lawn. The large versatile outbuilding has a bar/games room with a wood burner and a separate office/utility area with cupboards, power and lighting.

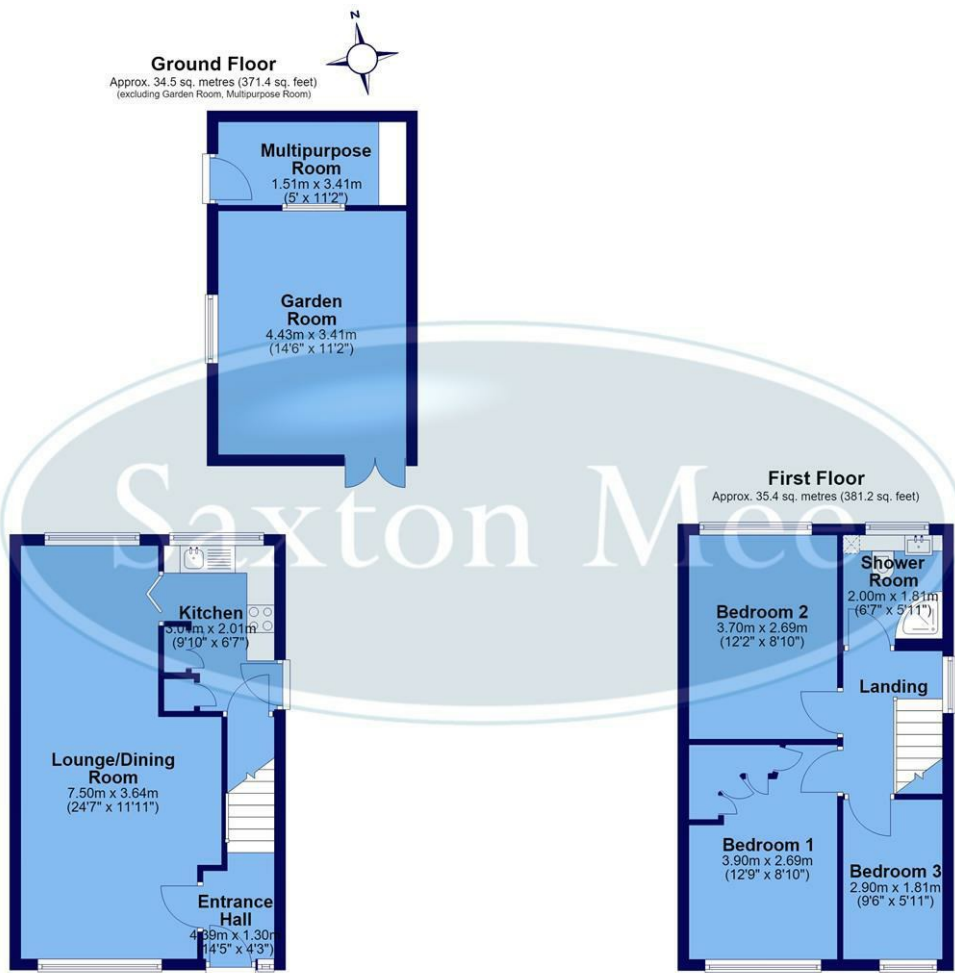
LOCATION
 Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley 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 Leasehold with 747 years remaining.
 The property is 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.



Total area: approx. 69.9 sq. metres (752.6 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	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		66	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-49)	C		
(39-34)	D		
(21-16)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		65	75
England & Wales		EU Directive 2002/91/EC	