Saxton Mee

New Road Stocksbridge Sheffield S36 2EJ
Guide Price £250,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £250,000-£270,000 ** FREEHOLD ** NO CHAIN ** FABULOUS SOUTH FACING ROOF TERRACE & REAR GARDEN ** Viewing is essential to appreciate the accommodation on offer of this three double bedroom, two bath/shower room townhouse which is set over three floors, the property has contemporary minimalist accommodation with full height windows and doors flooding the home with natural light. The property enjoys a private rear garden, a fabulous south facing composite decked roof terrace and benefits from sustainable living with the inclusion of photovoltaic panels, intelligent double glazing, high-efficiency app controlled electric heating and the provision of electric car charging points on site. The property comes with the benefit of a dedicated parking space with the provision to install an EV Charger.

Neutrally decorated throughout, the living accommodation briefly comprises: front composite door opens into the entrance hall with a downstairs WC and access into the open lounge/diner and kitchen. The kitchen has a range of units with a contrasting worktop. Integrated appliances include a fridge, freezer, dishwasher, washer/dryer, induction hob with extractor above and an electric oven. The lounge/diner has an under stair storage cupboard and uPVC French doors opening onto the garden, providing a perfect extension for indoor/outdoor entertaining.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into two bedrooms and the bathroom. Double bedroom two is to the rear aspect. Double bedroom three is to the front. The bathroom has a three piece suite including a bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor landing with access to the principal bedroom, a shower room and a south facing composite decked roof terrace with water tap.

- THREE BEDROOM SKY-HOUSE; A UNIQUE NEW CONCEPT
- IMPRESSIVE SOUTH FACING ROOF TERRACE & A PRIVATE GARDEN
- CONTEMPORARY MINIMALIST STYLING THROUGHOUT
- OPEN-PLAN LIVING SPACE, KITCHEN WITH INTEGRATED APPLIANCES
- ECO FRIENDLY DESIGN, HIGH EFFICIENCY APP CONTROLLED HEATING
- BRIGHT, AIRY & SPACIOUS WITH EXPANSIVE GLAZING
- TWO BATHROOMS INCLUDING ONE EN-SUITE
- ALLOCATED PARKING SPACE
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS

OUTSIDE
Allocated parking space with the provision to install an EV Charger. A path leads to the front entrance door. Shared access to the rear leads to a gate which opens to the fully enclosed rear garden with no third party access and this has a garden shed/bin store, a lawn and a block paved seating area.

LOCATION
Sky-House is superbly located overlooking the bustling Fox Valley Shopping Centre. Ecellent 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. 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 C.

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.

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Total area: approx. 93.2 sq. metres (1002.8 sq. feet)

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

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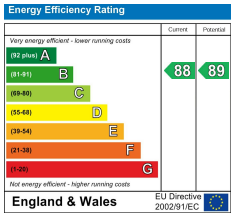

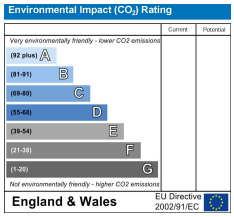

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