



**Smithy Moor Avenue Stocksbridge Sheffield S36 1FH**  
**Guide Price £190,000**

# Smithy Moor Avenue

Sheffield S36 1FH

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GUIDE PRICE £190,000-£200,000 \* NO CHAIN \* Recently modernised, this beautifully presented three-bedroom semi-detached home offers stylish accommodation, complemented by a generous rear garden and a driveway providing convenient off-road parking. Further benefits include uPVC double glazing and gas central heating.

The property has undergone a programme of improvements, including a new kitchen and bathroom, new flooring and tasteful redecoration throughout.

The accommodation is entered via a composite entrance door into a welcoming hallway, which benefits from a useful understairs storage cupboard. The lounge is a bright and inviting space, featuring a large bay window that allows an abundance of natural light to fill the room.

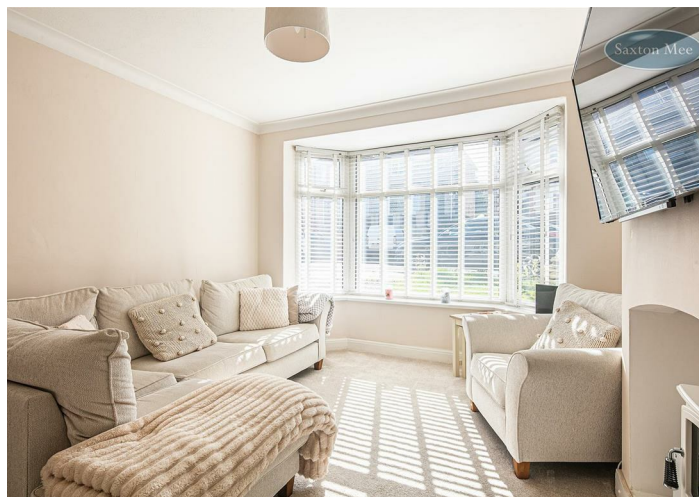
A highlight of the property is the extended open-plan kitchen and dining area, providing an excellent space for both everyday living and entertaining. The newly fitted kitchen features a stylish range of units complemented by contrasting compact laminate worktops. A central island incorporates a large Belfast sink and provides an attractive focal point to the room. Integrated appliances include a fridge, freezer, dishwasher, double electric oven and induction hob with extractor above. A rear uPVC entrance door provides direct access to the outside.

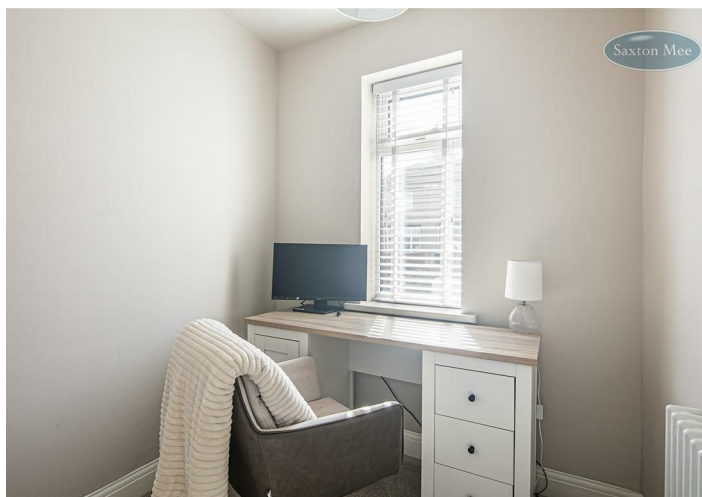
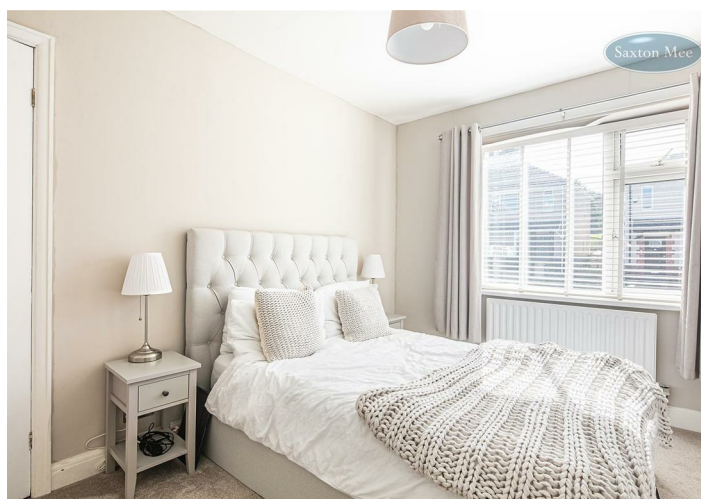
Completing the ground-floor accommodation is a utility room, with space for a washing machine and tumble dryer and housing the gas central heating boiler.

To the first floor are three bedrooms and the family bathroom. The principal double bedroom benefits from fitted wardrobes and cupboards, while the second double bedroom enjoys an outlook over the rear garden. Bedroom three is currently utilised as a home office, making it ideal for those working from home, while remaining suitable for use as a bedroom.

The newly appointed bathroom is fitted with a white three-piece suite comprising a bath with overhead shower, WC and wash basin set within a combination unit, together with an LED mirror.

- RECENTLY MODERNISED
- THREE-BEDROOM SEMI-DETACHED HOME
- EXTENDED OPEN-PLAN KITCHEN/DINER
- STYLISH NEWLY FITTED KITCHEN
- CONTEMPORARY NEW BATHROOM
- SPACIOUS BAY-FRONTED LOUNGE
- SEPARATE UTILITY ROOM
- GOOD-SIZED REAR GARDEN





#### OUTSIDE

To the front is a lawned area and off-road parking. Access down the side leads to a gate which opens to the fully enclosed rear garden which is mostly laid to lawn and has a seating area.

#### 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 a term of 800 years running from the 1st January 1938 (711 years remaining). Ground rent is £15.00 per annum. The property is 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.



Total area: approx. 76.8 sq. metres (827.1 sq. feet)

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

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Hillsborough  
Stocksbridge**

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus) A                                 | B |                         |           |
| (81-91) B                                   | C |                         |           |
| (69-80) C                                   | D |                         |           |
| (55-68) D                                   | E |                         |           |
| (43-54) E                                   | F |                         |           |
| (31-42) F                                   | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus) A                                                     | B |                         |           |
| (81-91) B                                                       | C |                         |           |
| (69-80) C                                                       | D |                         |           |
| (55-68) D                                                       | E |                         |           |
| (43-54) E                                                       | F |                         |           |
| (31-42) F                                                       | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |