



Oaks Avenue Stocksbridge Sheffield S36 1EN  
Guide Price £130,000



## Oaks Avenue

Sheffield S36 1EN

**Guide Price £130,000**

GUIDE PRICE £130,000-£140,000 \*\* FREEHOLD \*\* Offered for sale with NO CHAIN is this three bedroom terrace property which benefits from a driveway via an un-adopted road, uPVC double glazing throughout and gas central heating. The accommodation briefly comprises: a front entrance door opens into the entrance hall with under stair storage cupboard. A door then opens into the spacious lounge with gas fire and cupboards to one side, a large opening leads through to the dining room with a large uPVC window flooding the room with natural light and again benefiting from fitted cupboards. Separate kitchen having a range of units. Housing for oven, fridge and washing machine. Side entrance door. Loft hatch which gives access to the loft where the gas boiler is located. From the kitchen a door opens into the shower room with electric shower. First floor landing with access via pull down loft ladders to the insulated loft space and access to the three bedrooms. The superb master bedroom benefits from two front double glazed windows.

- VIEWING RECOMMENDED
- FREEHOLD
- NO CHAIN
- THREE BEDROOMS
- DRIVEWAY
- SPACIOUS ACCOMMODATION







## OUTSIDE

To the front is a path leading to the entrance door. Attractive plants and shrubs. To the rear accessed via an un-adopted road is a driveway and rear yard with an attractive planted border.

## LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools including Stocksbridge Infant, Junior and High School. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

## 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.

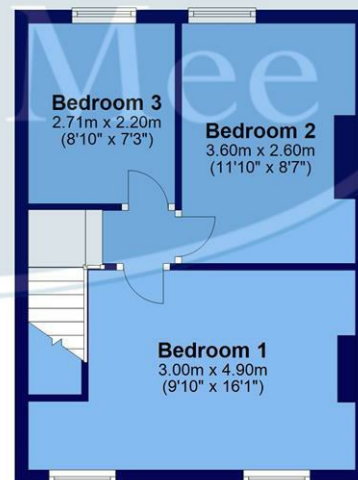
## Ground Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



Total area: approx. 80.5 sq. metres (866.6 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

