Saxton Mee

Cross Lane Stocksbridge Sheffield S36 1AY
Price Guide £195,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £195,000 to £210,000 Enjoying the views over Underbank Reservoir and a south facing rear garden is this two double bedroom semi detached property which benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises enter via a side uPVC door into the entrance hall with an under stair storage cupboard, ideal for storing shoes and coats and which also houses the gas boiler. From the hall, there is access to the lounge, kitchen/diner and utility room. The lounge has a large bay window and a feature cast-iron wood burner set in exposed brick and stone hearth. The kitchen has a range of wall, base and drawer units with contrasting Oak worktops which incorporate the double sink. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a dishwasher and space for a fridge freezer. uPVC French doors open onto the rear garden, providing a perfect extension for indoor/outdoor dining. There is attractive flooring which flows into a dining area. The utility room has space for a washing machine, tumble dryer and a WC.

From the lounge, a door opens into an inner lobby with a front composite door and a staircase rising to the first floor landing which gives access to a loft space, the two bedrooms and the bathroom. The main double bedroom has fitted wardrobes and a front window. Double bedroom two is to the rear aspect. The modern and contemporary bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE WITH A BAY WINDOW & CAST-IRON WOOD BURNER
- KITCHEN WITH DINING AREA & uPVC FRENCH DOORS
- UTILITY ROOM WITH WC
- MODERN THREE PIECE SUITE BATHROOM
- SOUTH FACING REAR GARDEN
- OFF-ROAD PARKING
- VIEWS OVER UNDERBANK RESERVOIR
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS

OUTSIDE
To the front is a driveway providing off-road parking. Steps and path lead to the front door and the path continues down the side to the fully enclosed rear garden which is mostly laid to lawn and has a patio and garden shed.

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 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.

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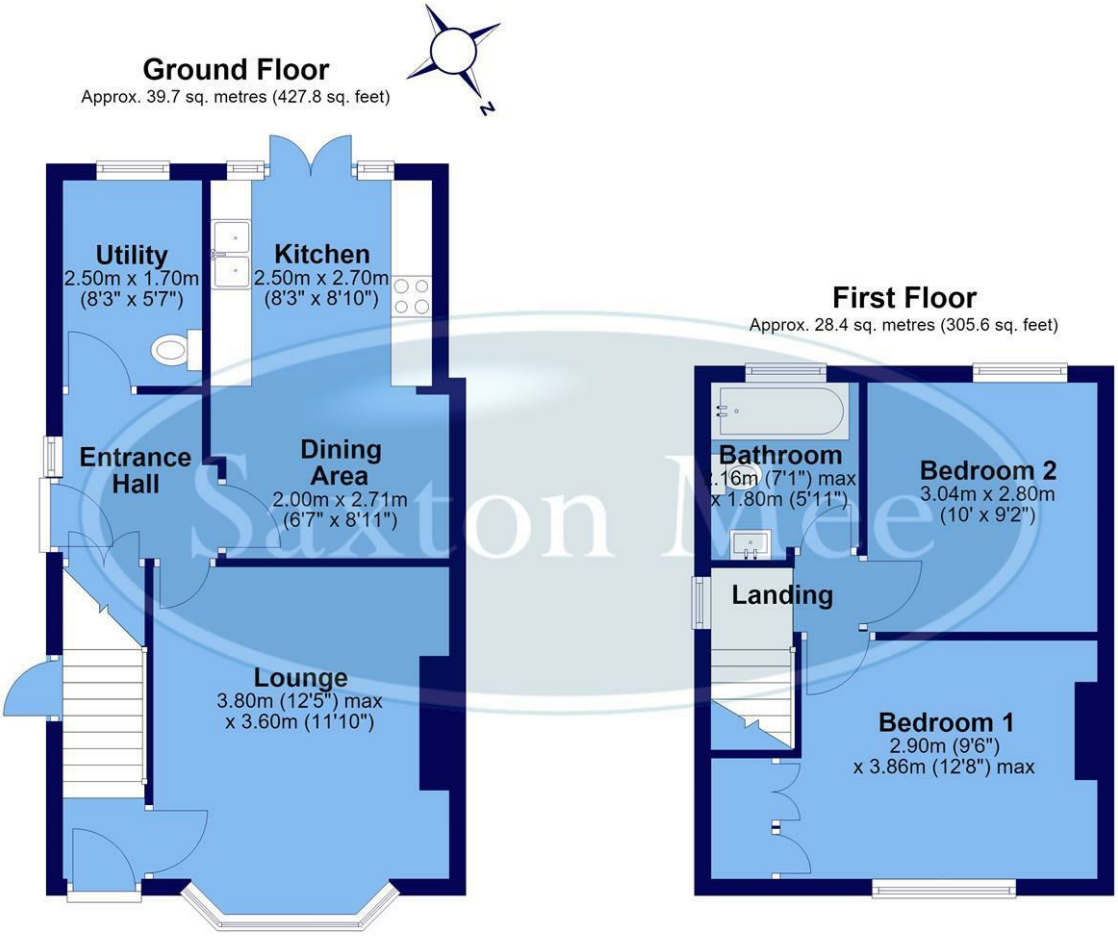

Total area: approx. 68.1 sq. metres (733.3 sq. feet)

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

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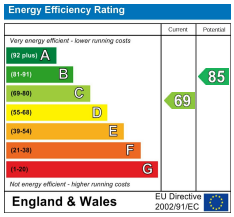

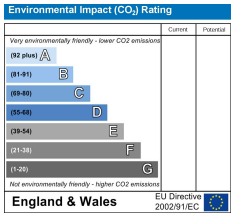

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