

Saxton Mee



**Belmont Drive Stocksbridge Sheffield S36 1AH**  
**Guide Price £265,000**

**St Luke's**  
Sheffield's Hospice

# Belmont Drive

Sheffield S36 1AH

**Guide Price £265,000**

GUIDE PRICE £265,000-£275,000 \*\* FREEHOLD \*\* BRAND NEW THREE BEDROOM, TWO BATHROOM DETACHED PROPERTY \*\* Saxton Mee are delighted to offer for sale this brand new, three double bedroom, two bathroom detached property which benefits from allocated parking and landscaped gardens. The property will be finished to a high standard and the living accommodation briefly comprises: front entrance door which opens into the entrance hall with access into the kitchen/diner and lounge. The modern and contemporary kitchen has a range of wall, base and drawer units with attractive work surfaces incorporating the sink, drainer and four ring gas hob. Integrated appliances. The well proportioned lounge has doors opening onto the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the three double bedrooms. The good size master bedroom benefits from an en-suite comprising double shower cubicle, WC and wash basin set in a vanity unit. Family bathroom in addition comprising bath, WC and wash basin set in a combination unit.

- **VIEWING ADVISED**
- **BRAND NEW THREE BEDROOM DETACHED PROPERTY**
- **WELL PROPORTIONED LOUNGE WITH ACCESS ONTO THE LANDSCAPED GARDEN**
- **ALLOCATED PARKING**
- **MASTER BEDROOM WITH EN SUITE SHOWER ROOM**
- **MOTORWAY LINKS & EASY ACCESS TO SHEFFIELD CITY CENTRE**
- **FOX VALLEY SHOPPING CENTRE**
- **GOOD LOCAL SCHOOLS**
- **AMENITIES CLOSE-BY**





## OUTSIDE

Landscaped gardens. Allocated car parking space.

## 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.

## MATERIAL INFORMATION

The property is Freehold.

Council Tax Band to be confirmed.

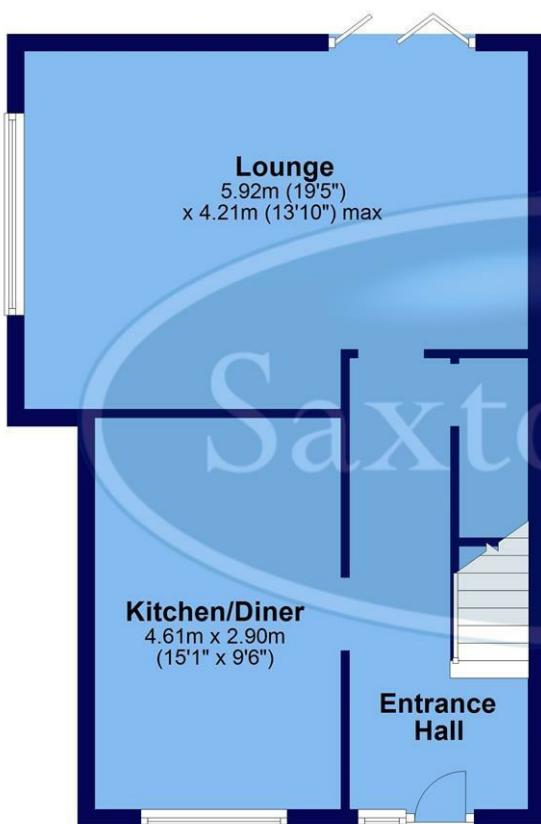
## VALUER

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. 48.9 sq. metres (526.7 sq. feet)



## First Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



Total area: approx. 99.0 sq. metres (1065.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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Hillsborough  
Stocksbridge**

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