

Saxton Mee



Manchester Road Stocksbridge Sheffield S36 1DQ
Guide Price £150,000



Manchester Road

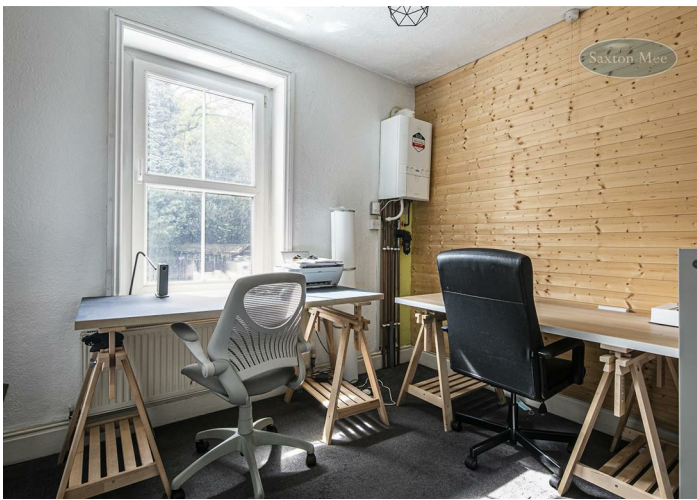
Sheffield S36 1DQ

Guide Price £150,000

GUIDE PRICE £150,000-£160,000 Situated on this popular road is this much larger than average, three double bedroom stone built terrace property which enjoys an excellent size garden and benefits from fully going over the passageway, uPVC double glazing and gas central heating. The well presented and spacious living accommodation briefly comprises of uPVC entrance door which opens into the lounge with the original wooden floorboards, the focal point of the room is the chimney breast with an inset cast iron stove with a wooden beam above and tiled hearth and insert. Access into the inner lobby and an open doorway leads into the kitchen diner having a range of wall, base and drawer units with a complimentary work surface which incorporates two circular stainless steel sinks with modern tap over and the five ring hob. Integrated double electric oven and space for a fridge freezer. Ample space for a dining table and chairs. Bi-fold doors open to the cellar head with steps leading down to the cellar being of similar size to the lounge and offering useful storage. From the kitchen, access into the large conservatory with space and plumbing for a washing machine and French uPVC doors opening onto the rear garden. From the inner lobby, a staircase rises to the first floor landing and access into two excellent double bedrooms and the family bathroom comprising bath, separate shower cubicle, WC and wash basin. A further staircase rises to the second floor and double bedroom three.

- VIEWING ESSENTIAL
- SPACIOUS & WELL PRESENTED ACCOMMODATION
- LARGER THAN AVERAGE
- THREE GENEROUS DOUBLE BEDROOMS
- GOOD SIZE GARDEN





OUTSIDE

To the front is a small forecourt setting the property back from the road. Shared access leads to the rear and the excellent size garden laid mainly to lawn with a wooden decked area, backing onto woodland.

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. 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.

NOTES

The property is Freehold and currently Council Tax Band A.

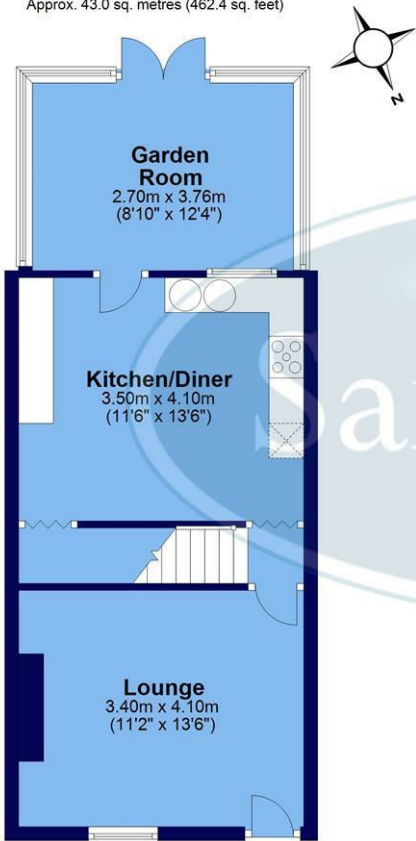
VALUER

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.

Ground Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



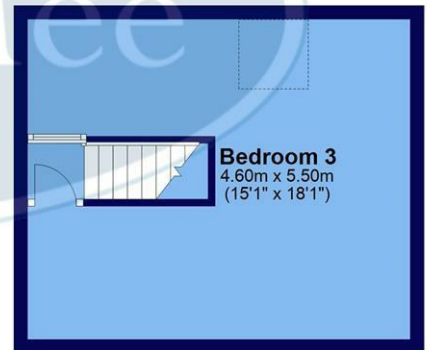
First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Second Floor

Approx. 25.3 sq. metres (272.5 sq. feet)



Total area: approx. 111.8 sq. metres (1202.9 sq. feet)

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	