

Saxton Mee



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Linden Crescent Stocksbridge Sheffield S36 1DF
Guide Price £265,000



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GUIDE PRICE £265,000-£275,000 - ** NO CHAIN ** FREEHOLD

** Situated on this substantial plot is this three bedroom detached property which has potential for development subject to the necessary planning. The property enjoys large gardens and benefits from an integral garage and ample off-road parking, uPVC double glazing throughout. The accommodation is over three levels and briefly comprises: front entrance door which opens into the entrance porch with a further door opening into the entrance hall with a WC. Access via steps to the lower ground floor storage room with access via door onto the rear garden and the integral garage. From the entrance hall, access into the kitchen having a range of wall, base and drawer units with complementary work surfaces which incorporate the sink and drainer. The washing machine is housed in a unit in the kitchen. Side uPVC entrance door. Separate lounge with rear bay window and gas fire. Double doors open into the dining room with a front bay window and gas fire. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms, the master bedroom enjoying fantastic views via the rear bay window and having fitted wardrobes. Family bathroom with bath, WC and wash basin.

- DEVELOPMENT OPPORTUNITY
- NO CHAIN
- SUBSTANTIAL PLOT
- GARAGE AND PARKING
- GREAT VIEWS





OUTSIDE

Large gardens to three sides. A front gate opens to a path which leads to the front entrance door and front gardens. Double gates open to sweeping driveway providing ample off-road parking to the rear which leads to the integral single garage. To the side and rear are fully enclosed large gardens which is mostly laid to lawn with an abundance of plants, shrubs and trees.

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.

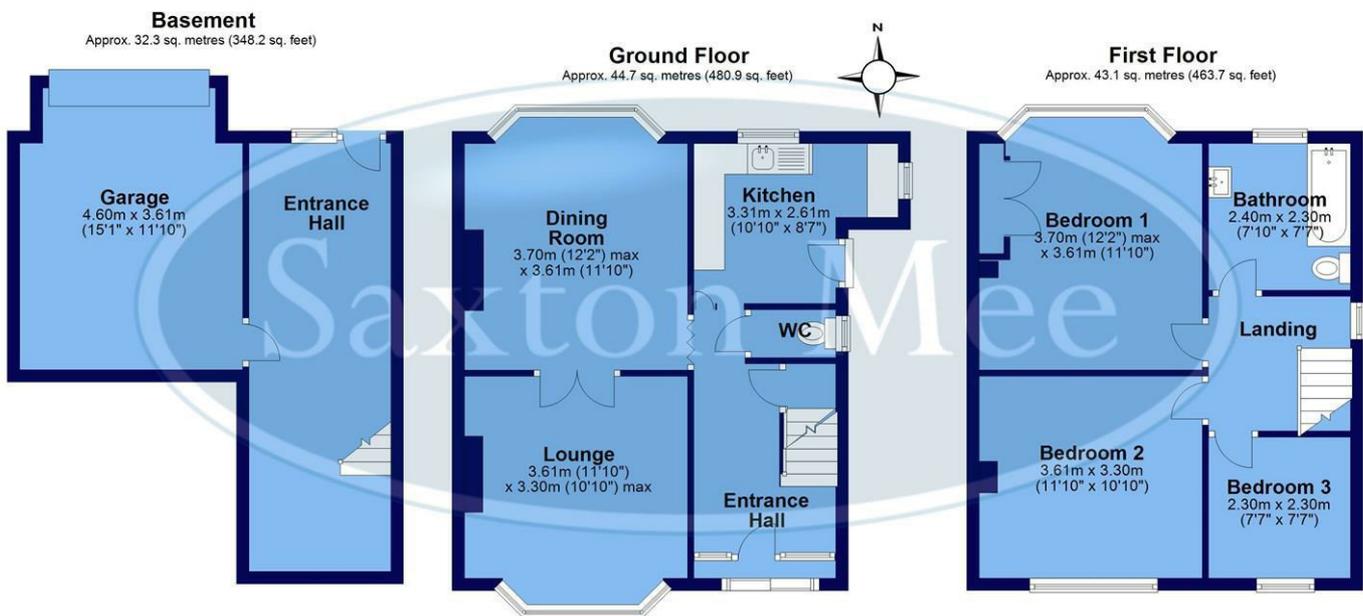
NOTES

The property is Freehold and currently Council Tax Band C.

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. 120.1 sq. metres (1292.8 sq. feet)

All measurements are approximate
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			
(92-101) 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	81	22

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	77	7