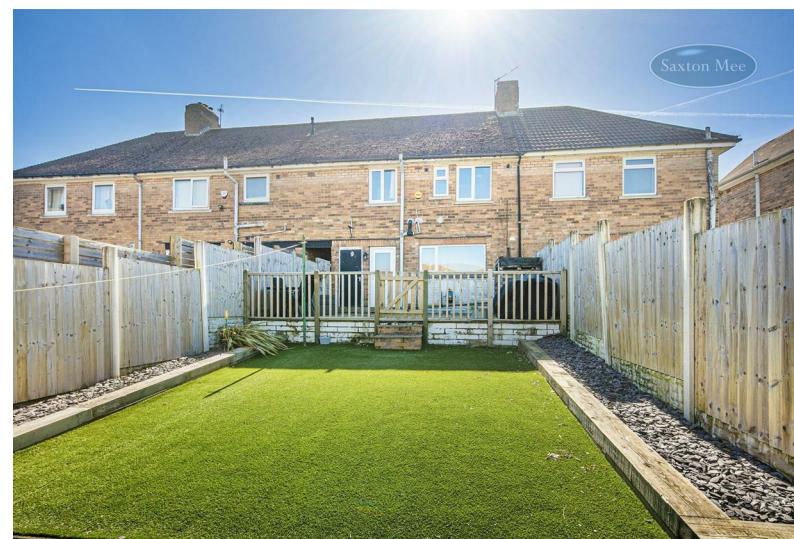


Saxton Mee



**Askew Court Stocksbridge Sheffield S36 1AF**  
**Guide Price £155,000**

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

# Askew Court

Sheffield S36 1AF

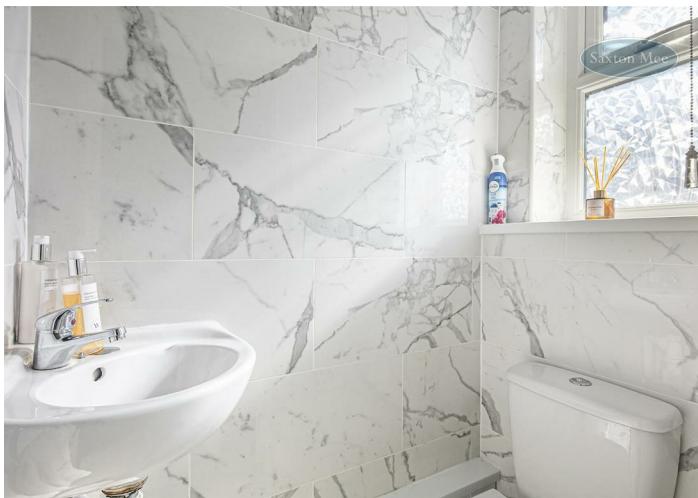
**Guide Price £155,000**

**GUIDE PRICE £155,000-£165,000 \*\* FREEHOLD \*\* RECENTLY MODERNISED \*\* REAR GARDEN WITH NO THIRD PARTY ACCESS \*\***

Situated on this quiet cul de sac position is this deceptively spacious, three bedroom terrace property which enjoys a good size rear garden and benefits from going over the passageway, uPVC double glazing and gas central heating throughout. In brief, the well presented living accommodation comprises: composite entrance door which opens into the entrance hall with a downstairs WC. Lounge with brand new bespoke fitted cupboards and shelving either side of the chimney breast. The cast iron multi-fuel stove inset in the chimney breast with a granite hearth is the focal point of the room. Kitchen having a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven, housing and plumbing for a washing machine and dishwasher. Space for an American style fridge freezer. Rear composite entrance door and storage cupboard. From the entrance hall, a staircase rises to the first floor landing with access into the loft space and the three good size bedrooms, all benefiting from fitted storage. Bedroom three houses the gas boiler. Bathroom comprising bath with overhead shower, WC and wash basin set in a combination unit.

- **VIEWING RECOMMENDED**
- **SPACIOUS ACCOMMODATION**
- **RECENTLY MODERNISED**
- **THREE BEDROOMS**
- **DOWNSTAIRS WC**





## OUTSIDE

A wrought iron gate gives access to a path and steps leading to the front entrance door. Artificial lawn front garden. A shared passage leads to a wooden gate with opens to the fully enclosed, good size rear garden **WITH NO RIGHTS OF ACCESS** and includes a patio, artificial lawn, slate chipped area with fencing to three sides.

## 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 A.

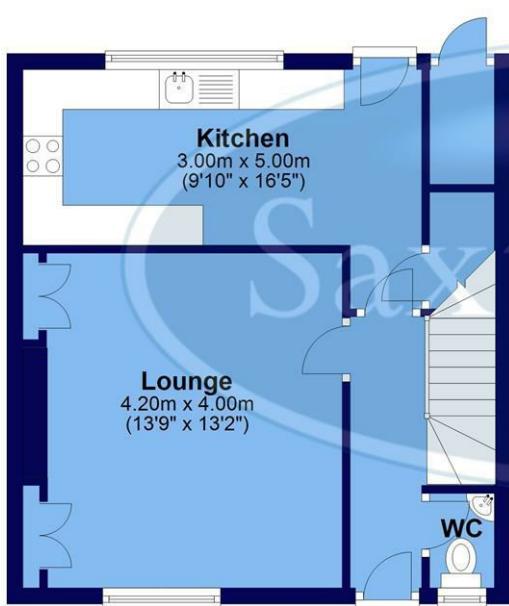
## VALUER

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. 38.4 sq. metres (413.8 sq. feet)



## First Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



Total area: approx. 82.9 sq. metres (891.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

**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)



[onTheMarket.com](http://onTheMarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	84
(B1-B1) B	69
(C2-C4) C	69
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G8) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(A2 plus) A	84
(B1-B1) B	
(C2-C4) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G8) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales