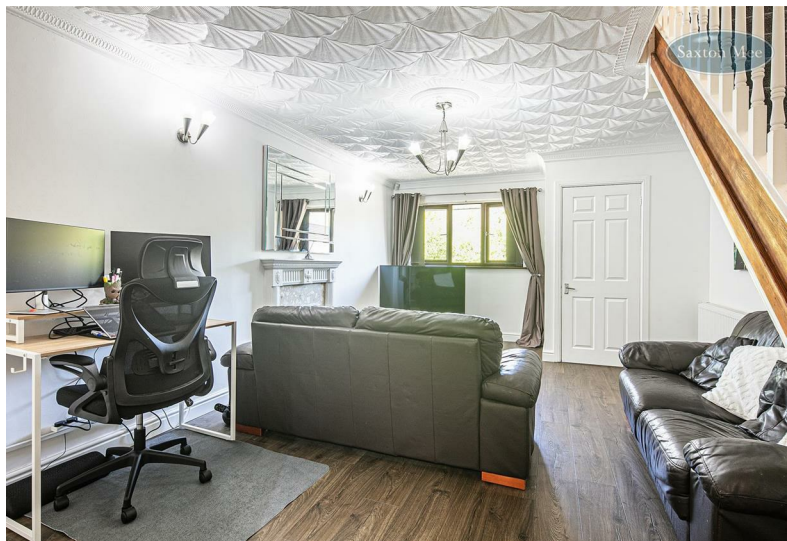


# Saxton Mee



Paterson Close Stocksbridge Sheffield S36 1JQ  
Guide Price £190,000



# Paterson Close

Sheffield S36 1JQ

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GUIDE PRICE £190,000-£200,000 \*\* FREEHOLD \*\* Situated on this quiet cul-de-sac is this four bedroom semi detached property which has a south-west facing rear garden and benefits from off-road parking, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises: enter via a front uPVC door into the entrance lobby with a useful storage cupboard. Access into the well proportioned lounge with an electric fire. A door then opens into the kitchen/diner which has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, fridge, freezer, dishwasher along with housing and plumbing for a washing machine and the housed gas boiler. There is a breakfast bar and a sliding patio door which opens onto the rear garden. From the lounge, is access into double bedroom four.

From the lounge, a staircase rises to the first floor landing with access into a useful loft space, the three bedrooms and the bathroom. The principal double bedroom has two rear facing windows, storage cupboard, fitted wardrobes and the added advantage of a WC and wash basin. Bedroom two and three are both to the front aspect. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- FOUR BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE
- KITCHEN/DINER
- PRINCIPAL BEDROOM WITH FITTED WARDROBES & WC
- THREE PIECE SUITE BATHROOM
- SOUTH-WEST FACING REAR GARDEN
- OFF-ROAD PARKING
- FREEHOLD
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





**OUTSIDE**

To the front of the property is off-road parking with a path and step to the entrance door. To the rear is a fully enclosed tiered garden which has a wooden decked area, patio and garden shed. Access to a storage cupboard/utility and this houses the gas boiler.

**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 B.

**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. 46.6 sq. metres (501.3 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



**Total area: approx. 80.4 sq. metres (865.2 sq. feet)**

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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