

Saxton Mee

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Paterson Gardens Stocksbridge Sheffield S36 1JR
Offers In The Region Of £200,000



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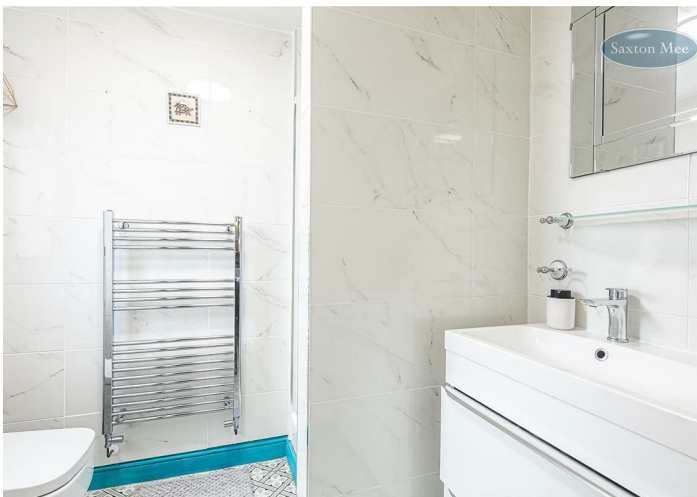
**** FREEHOLD **** Modernised throughout is this three bedroom, two bathroom detached bungalow which is situated at the end of this quiet cul-de-sac and enjoys a south-west facing rear garden. The property benefits from off-road parking for two cars, a detached garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a uPVC door into an entrance lobby with access into the well proportioned open plan lounge and dining room which has a bay window allowing natural light and attractive flooring. A door opens to the kitchen which has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a fridge, freezer, electric oven, ceramic induction hob with extractor above along with housing and plumbing for a washing machine. There is a side uPVC entrance door.

From the lounge, a door opens to an inner lobby which gives access to three bedrooms and the bathroom. The principal bedroom has the added advantage of an en suite shower room with WC and wash basin, complemented with a chrome towel radiator. A cupboard houses the gas boiler. Bedroom three has a uPVC sliding door opening onto the rear garden. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin. A lovely feature is the skylight allowing natural light.

- THREE BEDROOM DETACHED BUNGALOW
- MODERNISED THROUGHOUT INCLUDING A NEW KITCHEN
- WELL PROPORTIONED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- OFF-ROAD PARKING FOR TWO CARS
- DETACHED GARAGE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Off-road parking leads to the detached garage with an electric door, power and lighting. There is a front garden with steps and a path leading to the front and side entrance doors. The path continues to the fully enclosed tiered rear garden which includes a patio and planted area.

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 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.

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Ground Floor

Approx. 86.1 sq. metres (926.4 sq. feet)



Total area: approx. 86.1 sq. metres (926.4 sq. feet)

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

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Hillsborough
Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) 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	83	65

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) 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		