

# Saxton Mee



**Broomfield Court Stocksbridge Sheffield S36 2BQ**  
**Price £260,000**



## Broomfield Court

Sheffield S36 2BQ

Price £260,000

**\*\* FREEHOLD \*\*** Situated in this popular residential area at the end of this quiet cul-de-sac is this good size, three bedroom detached property which enjoys gardens to three sides and benefits from a driveway, integral garage, uPVC double glazing and gas central heating. In brief, the living accommodation comprises front uPVC entrance door which opens into the entrance hall with storage cupboard, under stair storage and downstairs WC. Open plan lounge and dining room with bi-fold doors opening into the extended garden room with a uPVC door opening onto the rear garden. Modernised 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 double electric oven, dishwasher and space for a fridge freezer. A uPVC door opens into the integral garage which benefits from an electric door, electric and lighting and which houses the gas boiler. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, a storage cupboard and the three bedrooms, the master bedroom benefiting from Sharps fitted wardrobes. Four piece suite bathroom in addition comprising bath, separate shower cubicle, WC and wash basin.

- VIEWING IS A MUST
- FANTASTIC LOCATION
- MODERN KITCHEN
- DOWNSTAIRS WC
- GARDENS TO THREE SIDES
- DRIVEWAY & INTEGRAL GARAGE
- FOUR PIECE SUITE BATHROOM





#### **OUTSIDE**

To the front is a gravel area and driveway which leads to the integral garage. Access down the side to the side and rear gardens which include an Indian stone patio, gravel 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.

#### **NOTES**

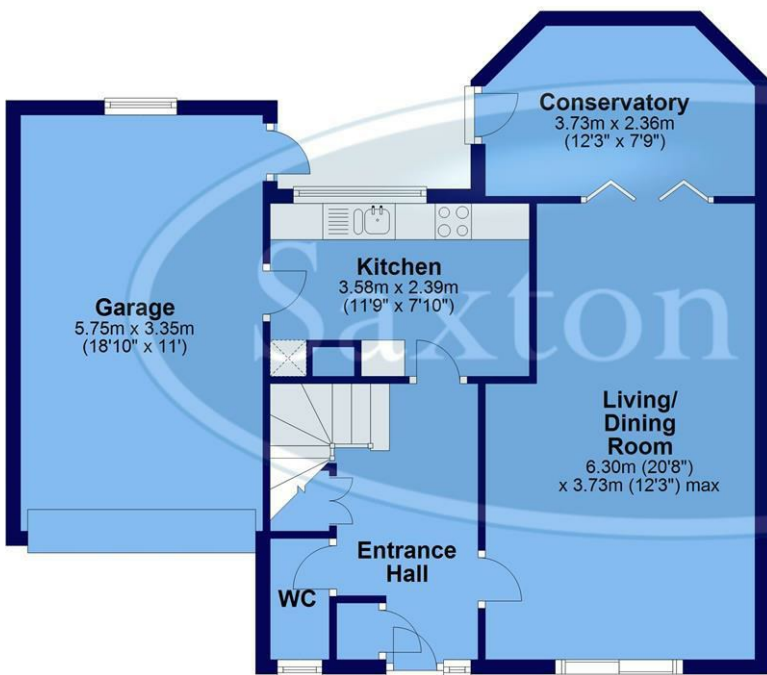
The property is Freehold and currently Council Tax Band C.

#### **VALUER**

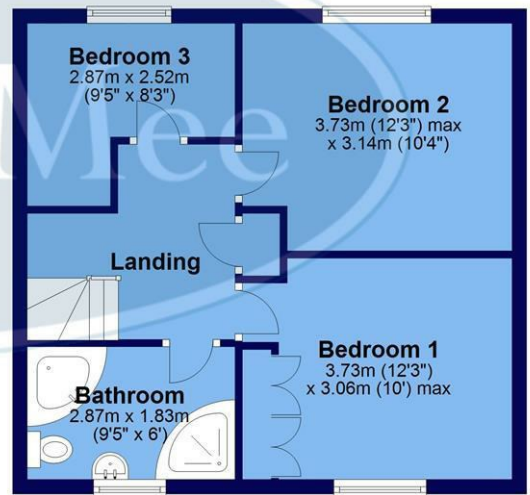
Greg Ashmore MNAEA

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.

**Ground Floor**  
Approx. 70.3 sq. metres (757.2 sq. feet)



**First Floor**  
Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 112.5 sq. metres (1211.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(41-38)	F		
Very energy inefficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Very environmentally unfriendly - higher CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	