

Saxton Mee



**Kenworthy Road Stocksbridge Sheffield S36 1BY**  
**Guide Price £175,000**

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

# Kenworthy Road

Sheffield S36 1BY

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GUIDE PRICE £175,000-£185,000 \*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* NO CHAIN \*\* Viewing is essential to appreciate the accommodation on offer of this three double bedroom end terrace property which is situated on this admirable plot. The property enjoys a fabulous rear garden complete with garden room/bar and benefits from a driveway providing ample off-road parking, new external windows and doors and gas central heating. Tastefully decorated throughout, the well presented living accommodation briefly comprises front door which opens into the entrance hall with an under stair storage cupboard. Attractive flooring runs throughout the ground floor and the entrance hall flows into the open plan kitchen, lounge and dining room. The modern kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and the four ring hob. Integrated appliances include an electric oven and dishwasher. There is a utility area with housing and plumbing for a washing machine, tumble dryer and fridge freezer and the well mounted gas boiler. An opening leads into the well proportioned lounge with UPVC sliding doors which open onto the rear garden and allow lots of natural light, while the focal point of the room is the cast iron wood burner. An opening leads into the dining room. From the entrance hall, a staircase rises to the first floor landing with access into the fully boarded loft space which provides excellent storage, the three double bedrooms and the bathroom. The good size master has fitted wardrobes, attractive flooring and space for furniture. Double bedroom two has access to an office/playroom off. The bathroom comes with a modern and contemporary three piece suite including bath, WC and wash basin set in a combination unit.

- VIEWING IS A MUST! NO ONWARD CHAIN!
- LOVELY FAMILY HOME
- FANTASTIC OPEN PLAN LIVING
- THREE BEDROOMS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- SOUTH FACING REAR GARDEN WITH GARDEN ROOM/BAR
- FOX VALLEY SHOPPING CENTRE
- LOCAL AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS





#### OUTSIDE

A driveway provides ample off-road parking, this continues to a work shop/store room. The south facing rear garden has two patios, lawn, gravelled and planted areas. The rear garden comes with a large garden room/bar which has electric and lighting and is a fantastic space for entertaining and also has a wooden decked terrace.

#### 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 Council Tax Band A.

#### VALUER

Greg Ashmore MNAEA

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