



Albany Road Stocksbridge Sheffield S36 1AL
Guide Price £175,000

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GUIDE PRICE £175,000-£185,000 ** NO CHAIN ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Benefiting from having a single garage is this bay fronted, three-bedroom villa which also benefits from uPVC double glazing and gas central heating. Set over four levels, including a cellar, the spacious living accommodation briefly comprises front uPVC door which opens into the lounge with a bay window, gas fire, the original coving and picture rail. A door then opens into the inner lobby with access into the kitchen. The kitchen has a range of solid oak faced units with a complementing worktop which incorporates the sink, drainer and a five-ring gas hob with extractor above. Integrated appliances include a double electric oven and fridge. A door leads through to the rear entrance porch/utility with plumbing for a washing machine. Off the porch is a WC. Off the kitchen is a door to the cellar head with steps descending to the cellar with two rooms, useful for storage and includes the original stone table. From the inner lobby, stairs lead to first floor landing with access to two bedrooms and the bathroom. The master benefits from fitted wardrobes and walk in wardrobe/storage. Bedroom two has fitted storage under the attic stairs. The bathroom has a three-piece suite including bath with electric shower, WC and wash basin. A further staircase rises to the second floor and attic bedroom three with a Velux window and eaves access

- FREEHOLD
- NO CHAIN
- SOUTH FACING REAR GARDEN
- GARAGE
- BAY WINDOWED
- DOWNSTAIRS WC
- UTILITY





OUTSIDE
A single garage with an up and over door is accessed off Rundle Road. Shared access leads to the rear garden with patio and lawn with attractive border. Summer house with a wild garden behind.

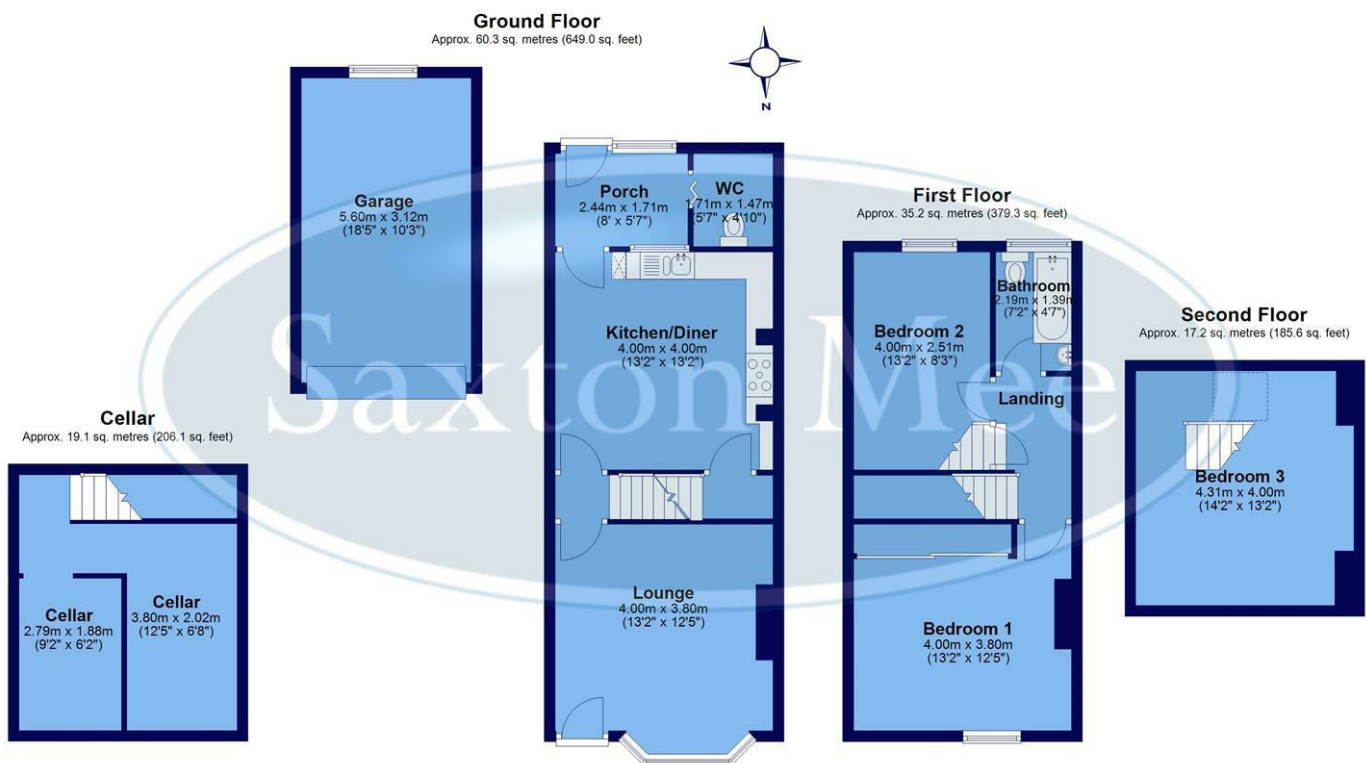
LOCATION
Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley 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 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.



Total area: approx. 131.9 sq. metres (1420.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
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

