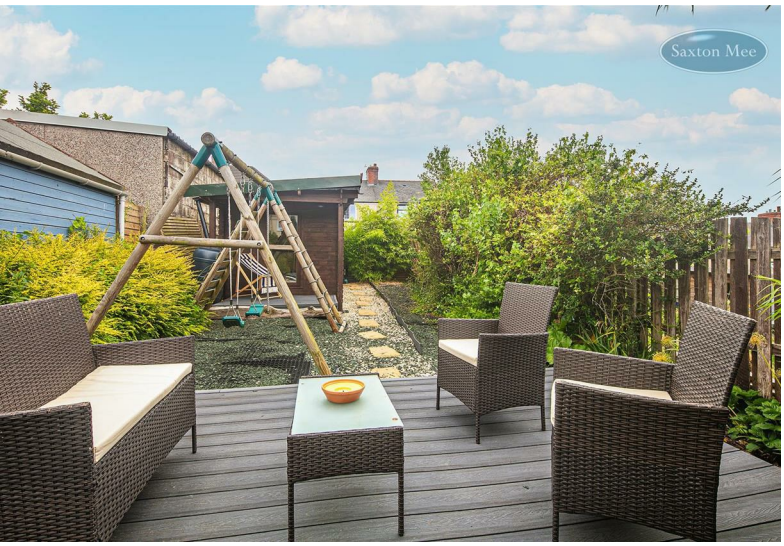
Saxton Mee



West Crescent Stocksbridge Sheffield S36 1GA
Guide Price £190,000

St Luke's
Sheffield's Hospice

West Crescent

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GUIDE PRICE £190,000-£200,000 ** FREEHOLD ** WEST FACING GARDEN ** Benefiting from off-road parking and a good sized rear garden with garden room is this three bedroom semi detached property which also benefits from a recently replaced roof, new windows and external doors.

Tastefully decorated throughout, the well presented living accommodation briefly comprises enter via a front composite door into the entrance hall which has the original tiling and access into the open plan kitchen/diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher and fridge. A large opening flows into the lounge with a front window and a stove-style electric fire, which is the focal point of the room. From the kitchen, there is a access to a useful utility room, perfect for storing coats and shoes along with housing and plumbing for a washing machine and space for a freezer. There is a rear composite entrance door and access to the downstairs bathroom which has a white three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, a WC and the three bedrooms. The main bedroom is a good sized double and has two front facing windows and fitted wardrobes. Bedrooms two and three are to the rear aspect.

- THREE BEDROOM SEMI DETACHED
- OPEN PLAN KITCHEN/DINER
- LOUNGE
- UTILITY & DOWNSTAIRS BATHROOM
- WEST FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS

OUTSIDE
To the front of the property is a garden area and a block-paved driveway providing off-road parking. External store. The west facing rear garden is split over three levels and features two composite decked areas, a garden room with electric and lighting and a further outbuilding which 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 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.

Saxton Mee

Total area: approx. 82.0 sq. metres (883.2 sq. feet)

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

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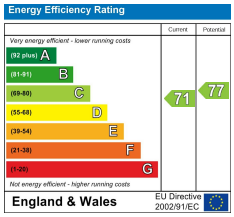

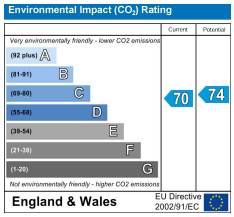

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