



Maple Grove Stocksbridge Sheffield S36 1ED
Offers Around £170,000

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Situated on this popular residential road is this three bedroom end terrace which enjoys gardens to the front and rear and benefits from off-road parking, a garage (with the land rented from the Council), a cabin, uPVC double glazing and gas central heating

In brief, the living accommodation comprises: enter via a uPVC door into the entrance hall with access into the lounge which has a front window allowing natural light and an under stair storage cupboard. A door then opens into the open plan kitchen/diner which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring gas hob with extractor above, along with housing and plumbing for a washing machine, dishwasher and tumble dryer and the gas boiler. There is a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft, via pull-down ladders, the three bedrooms and the bathroom. The principal double bedroom has fitted wardrobes and chest of drawers. Double bedroom two is to the rear. Bedroom three has a storage cupboard over the stairs and a fitted single bed with storage underneath. The bathroom has a three piece suite including bath with electric shower, WC and wash basin set in a combination unit.

- THREE BEDROOM TERRACE
- GARDENS TO THE FRONT & REAR
- LOUNGE
- KITCHEN/DINER
- CABIN WHICH IS INSULATED WITH POWER & LIGHTING & COULD BE USED AS A HOME OFFICE
- OFF-ROAD PARKING
- GARAGE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





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OUTSIDE

To the front is a lawn garden. To the rear unadopted access to off-road parking and a garage with the land rented from the Council for a fee of £3.40 per week. The rear garden has a seating area and lawn. Also located in the garden is a cabin which is insulated and has power and lighting and this could be used as a home office.

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.

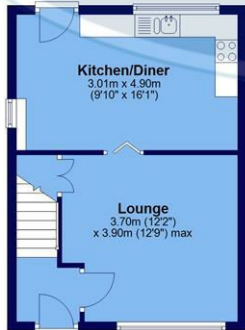
VALUER

Greg Ashmore MNAEA

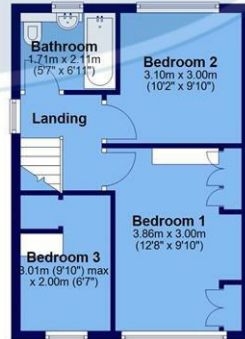
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Saxton Mee

Ground Floor
Main area: approx. 33.3 sq. metres (358.9 sq. feet)
Plus garage, approx. 12.1 sq. metres (129.9 sq. feet)
Plus log cabin, approx. 10.5 sq. metres (113.4 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.7 sq. feet)



Main area: Approx. 67.9 sq. metres (730.6 sq. feet)
Plus garage, approx. 12.1 sq. metres (129.9 sq. feet)
Plus log cabin, approx. 10.5 sq. metres (113.4 sq. feet)

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

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