



**Shay Road Stocksbridge Sheffield S36 1FB**  
**Offers Over £170,000**

# Shay Road

Sheffield S36 1FB

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**\*\* FREEHOLD \*\*** Renovated throughout is this three bedroom, bay fronted semi detached property which is situated on this good sized plot and benefits from a detached garage, uPVC double glazing and gas central heating. Improvements include a landscaped rear garden, new boiler (replaced March 2025 with a seven year warranty), new front and side entrance doors, new bathroom, new flooring, replastered and redecorated and a new garage door.

Tastefully decorated throughout, the modern and contemporary living accommodation briefly comprises front composite door which opens into the entrance hall with access into the lounge. The lounge has a bay window allowing lots of light. A door then opens into the kitchen/diner which has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven and a four ring gas hob with extractor above along with housing and plumbing for a washing machine and a fridge freezer. There is a pantry with shelving, two windows which makes this a bright and airy space, a side uPVC entrance door and access to a downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, three bedrooms and the bathroom. Double bedroom one is to the front aspect. Bedrooms two and three are to the rear aspect. The bathroom has a chrome towel radiator and comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- REFURBISHED, THREE BEDROOM SEMI DETACHED PROPERTY
- NEW BATHROOM
- LANDSCAPED REAR GARDEN
- DOWNSTAIRS WC
- DETACHED GARAGE
- ATTRACTIVE REAR OUTLOOK
- LOUNGE WITH BAY WINDOW
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS





#### OUTSIDE

Double gates open to a detached garage. Front garden area. To the rear is a landscaped garden with a lawn, planted area, patio and garden shed.

#### 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.

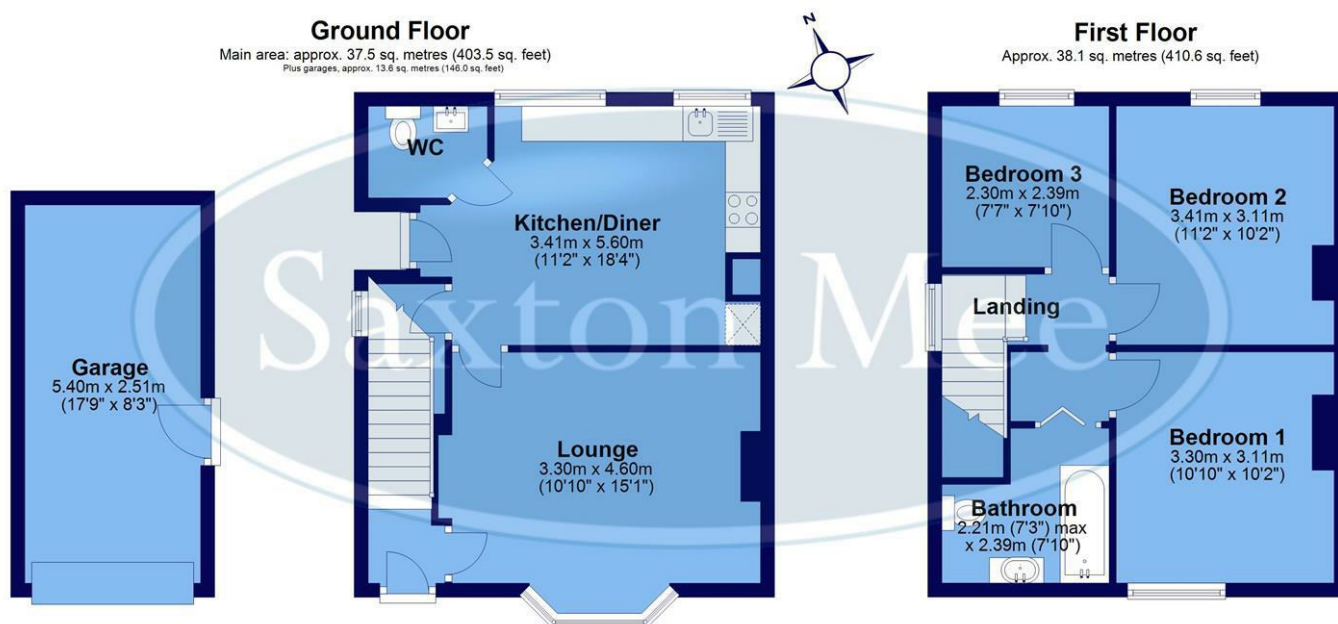
#### MATERIAL INFORMATION

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.



Main area: Approx. 75.6 sq. metres (814.1 sq. feet)  
Plus garages, approx. 13.6 sq. metres (146.0 sq. feet)

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

**Crookes**  
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**Stocksbridge**

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