

# Saxton Mee

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Newton Lane Stocksbridge Sheffield S36 1LR  
Offers Around £240,000



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Situated on this popular residential estate on this attractive corner plot is the three bedroom detached property which enjoys a lovely rear garden and benefits from a larger than average garage, off-road parking and gas central heating.

The accommodation briefly comprises: enter via a front composite door into the extended porch with a further door into the lounge which has attractive Oak flooring and a gas fire (not tested) and a large front window. A door then opens into the kitchen/diner which has a modern and contemporary range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above and fridge. The dining area has a sliding patio door which opens onto the rear garden, providing a perfect extension for indoor/outdoor dining. There is a useful under stair storage cupboard and a uPVC door into the garage measuring 7.40m x 3.40m and this houses the gas boiler, has power and lighting, an up and over door to the front and a rear uPVC entrance door.

From the lounge, a staircase rises to the first floor landing with access into a loft space, the three bedrooms and the bathroom. The principal double bedroom is to the front aspect and has fitted wardrobes and chest of drawers. Double bedroom two is to the rear aspect. Bedroom three is to the front aspect. The bathroom is fully tiled and has a modern three piece suite including bath with overhead shower, WC and wash basin.

- THREE BEDROOM DETACHED
- ATTRACTIVE VIEWS TO THE REAR TOWARDS UNDERBANK RESERVOIR
- LOUNGE
- KITCHEN/DINER
- LARGER THAN AVERAGE GARAGE
- FULLY ENCLOSED REAR GARDEN
- ATTRACTIVE CORNER PLOT
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





#### OUTSIDE

To the front is a garden. A driveway leads to the garage. To the rear is an enclosed garden with a block paved patio, lawn 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 C.

#### VALUER

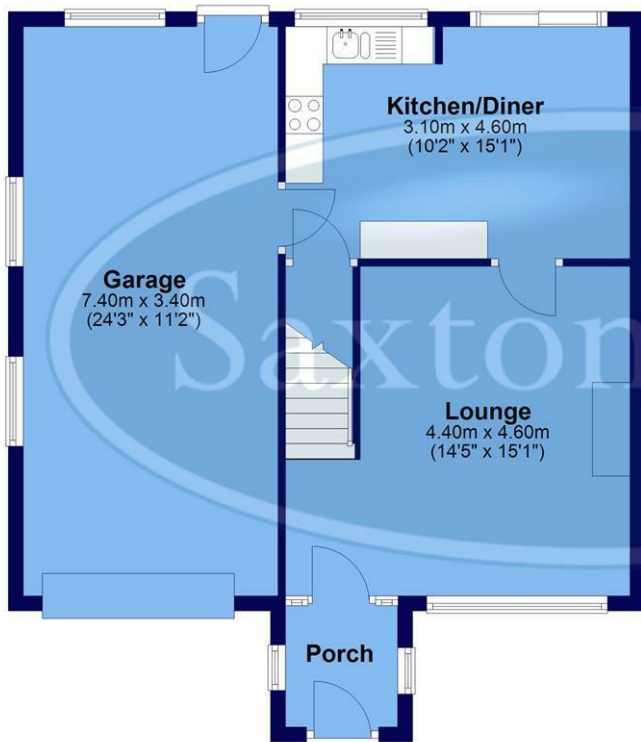
Greg Ashmore MNAEA

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.



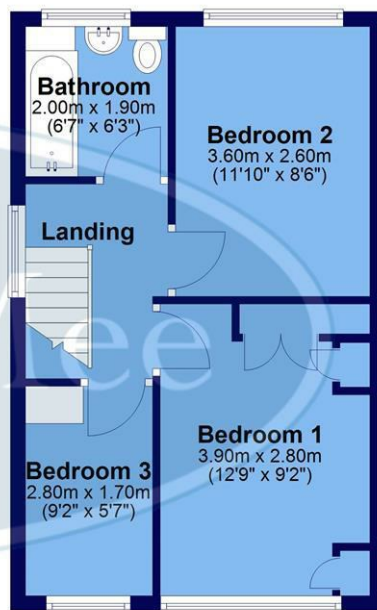
## Ground Floor

Main area: approx. 37.5 sq. metres (404.1 sq. feet)  
Plus garages, approx. 25.8 sq. metres (277.9 sq. feet)



## First Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



Main area: Approx. 72.5 sq. metres (779.9 sq. feet)  
Plus garages, approx. 25.8 sq. metres (277.9 sq. feet)

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

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**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	72