

Saxton Mee



Cross Lane Stocksbridge Sheffield S36 1AY
Offers Around £195,000



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**** FREEHOLD ** SOUTH FACING REAR GARDEN ** NO CHAIN **** Located in this fantastic position with stunning views over Underbank Reservoir and open countryside is this effectively extended, two bedroom semi detached property which has a lovely south facing rear garden and benefits from a driveway providing off-road parking, uPVC double glazing, a modern boiler and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front door which opens into the entrance hall with access into the lounge. The well proportioned lounge has a bay window enjoying the outlook, while the cast iron multi-fuel stove is the focal point of the room. A door then opens into the open plan, extended kitchen/diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop. There is space for a Range cooker and a fridge freezer. The centrepiece of the room is the central island with sink and drainer inset. From the dining area, double doors open onto a patio, perfect for outdoor-indoor entertaining. There is a rear entrance porch/utility with housing and plumbing for a washing machine and access onto the garden.

From the entrance hall, a staircase rises to the first floor landing with access into the the partly boarded loft space, the two bedrooms and the bathroom. The master bedroom enjoys the views over Underbank Reservoir. Bedroom two is to the rear aspect and enjoys the countryside views. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- EFFECTIVELY EXTENDED, TWO BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE WITH A BAY WINDOW
- FANTASTIC KITCHEN/DINER
- FABULOUS SOUTH FACING REAR GARDEN
- STUNNING VIEWS OVER OPEN COUNTRYSIDE & UNDERBANK RESERVOIR
- THREE PIECE SUITE BATHROOM
- FREEHOLD
- NO CHAIN
- FOX VALLEY SHOPPING CENTRE





OUTSIDE
 There is a good sized driveway to the front providing off-road parking. A coal house on the side of the property houses the modern boiler. Access down the side of the property to the fabulous, south facing rear garden which is mostly laid to lawn and includes a patio, apple and pear trees, garden shed and log store.

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.

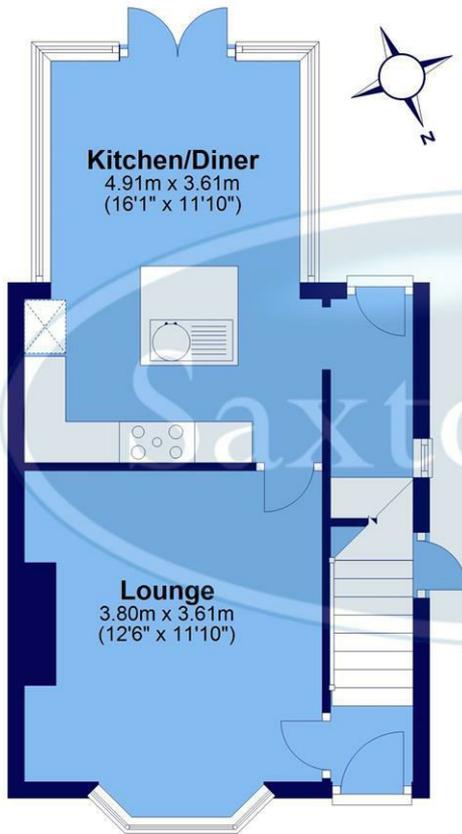
MATERIAL INFORMATION
 The property is Freehold and currently Council Tax Band A.

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.

Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



Total area: approx. 64.6 sq. metres (695.0 sq. feet)

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

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		54	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	