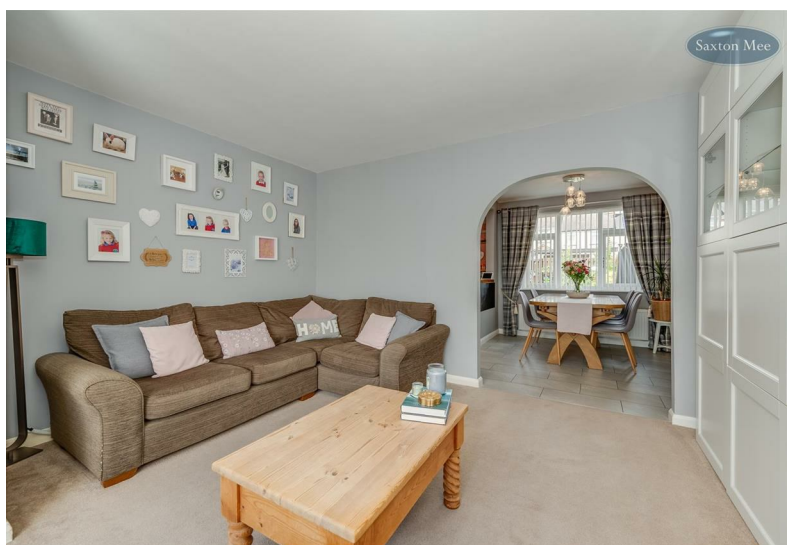
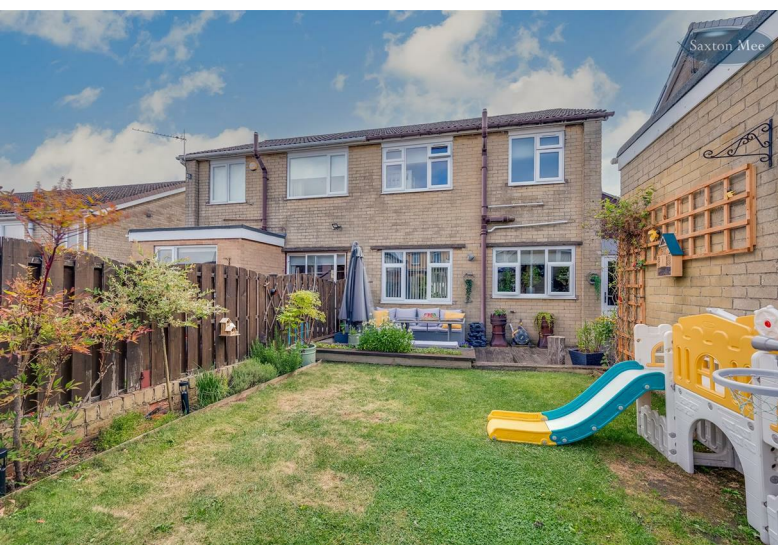




Arthur Road Stocksbridge Sheffield S36 1AE
Guide Price £190,000

Arthur Road

Sheffield S36 1AE

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GUIDE PRICE £190,000-£210,000 ** FREEHOLD ** Benefiting from a garage to the rear and a block-paved driveway to the front is this well presented, three bedroom semi detached property which enjoys a fully enclosed rear garden and also benefits from uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: front composite door which opens into the entrance hall with access into the lounge which flows into the open plan kitchen/diner which has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a dishwasher along with space for an oven with extractor above. There is a storage cupboard/pantry and an opening which leads into the extended utility which has housing and plumbing for a washing machine, tumble dryer, fitted cupboards and space for an American style fridge freezer. Rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into a partly boarded loft space, providing useful storage, the three bedrooms and a bathroom. The main double bedroom is to the front aspect. Double bedroom two is to the rear aspect and benefits from fitted wardrobes. Bedroom three is to the front. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS, ONE WITH FITTED WARDROBES
- LOUNGE & KITCHEN/DINER
- EXTENDED UTILITY ROOM
- BLOCK-PAVED DRIVEWAY PROVIDING OFF-ROAD PARKING
- DETACHED GARAGE
- FULLY ENCLOSED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front is a good sized block-paved driveway. An unadopted road gives access to the garage with an up and over door, rear uPVC door, power and lighting. A gate gives access to the fully enclosed rear garden which is mostly laid to lawn and also has a wooden decked area.

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 B.

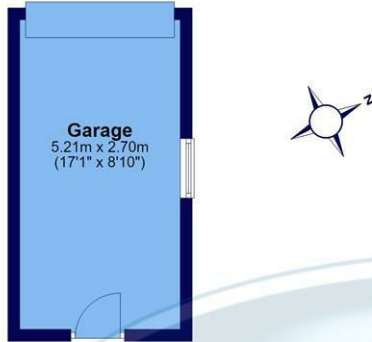
VALUER

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.

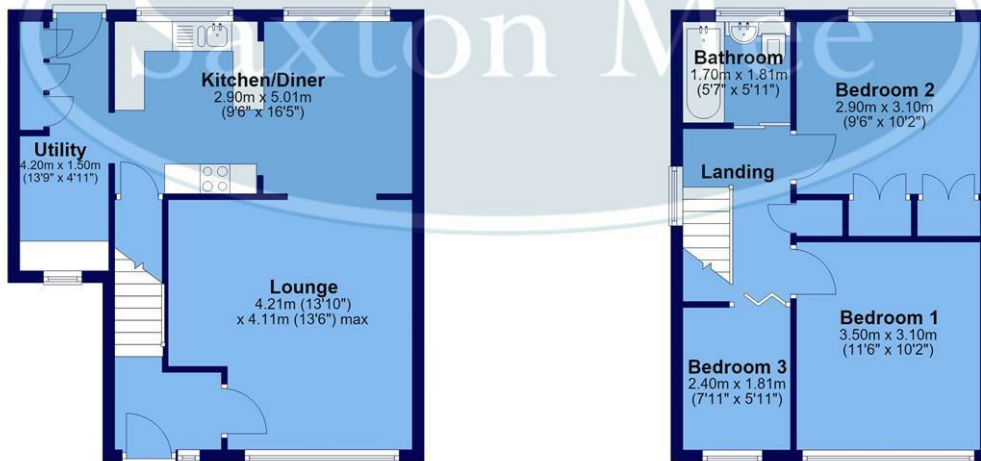
Ground Floor

Main area: approx. 42.8 sq. metres (460.9 sq. feet)
Plus garages: approx. 14.1 sq. metres (151.6 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Main area: Approx. 78.9 sq. metres (849.5 sq. feet)

Plus garages: approx. 14.1 sq. metres (151.6 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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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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