



Spink Hall Lane Stocksbridge Sheffield S36 1FL
Guide Price £170,000

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GUIDE PRICE £170,000-£180,000 ** FREEHOLD ** Located in this popular residential area is this three bedroom semi detached property which enjoys fully enclosed gardens to both the front and rear and benefits from a side extension, 15 solar panels, uPVC double glazing and gas central heating. In brief, the living accommodation comprises of entrance porch with access into the entrance hall with under stair storage cupboards. Access into the kitchen having a range of wall, base and drawer units with a complimentary work surface which incorporates the sink, drainer and the four ring hob . Space for gas oven, plumbing for a dishwasher and the wall mounted gas boiler. A uPVC entrance door opens into the side entrance lobby, utility, downstairs WC and the workshop/storage room, The utility has housing and plumbing for a washing machine, tumble dryer and space for a fridge freezer. Rear uPVC entrance door which gives access to the rear garden. From the kitchen access to the well proportioned open plan lounge/dining room, the large front window fills the room with natural light, while the focal point of the room is the electric fire set in the attractive surround. A uPVC sliding door then opens into the extended garden room with uPVC French doors opening onto the rear. From the entrance hall, a staircase rises to the first floor landing with access into the fully boarded loft space providing excellent storage, a storage cupboard and the three bedrooms, two of which are double in size. The master bedroom benefits from fitted wardrobes. Modern and contemporary shower room comprising shower cubicle, WC and wash basin.

- VIEWING RECOMMENDED
- WELL PROPORTIONED ACCOMMODATION
- DOWNSTAIRS UTILITY, WC AND WORKSHOP/STORAGE
- FULLY ENCLOSED GARDENS
- FANTASTIC LOCATION





OUTSIDE

A low wall and fencing encloses the front lawn garden with block paved central path and attractive planted borders. Fully enclosed rear garden which has recently been landscaped and includes a wooden decked terrace, patio, lawn, slate chipped planted areas. Garden shed.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop 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.

NOTES

The property is Freehold and currently Council Tax Band A.

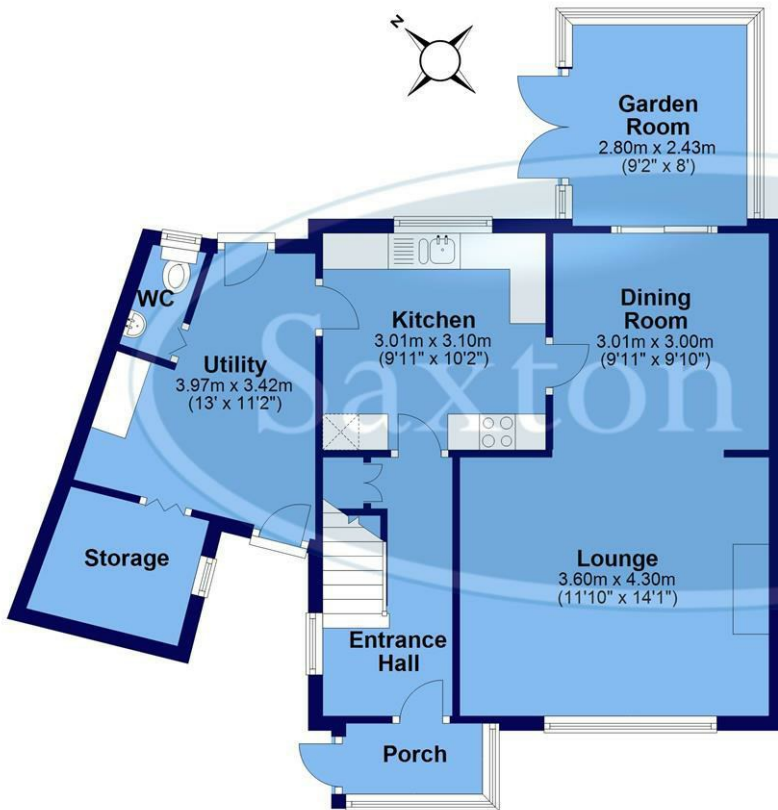
VALUER

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. 65.5 sq. metres (705.6 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.8 sq. feet)



Total area: approx. 107.8 sq. metres (1160.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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