



Unsliven Road Stocksbridge Sheffield S36 1FT
Offers Around £175,000

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**** FREEHOLD ** SOUTH WEST FACING GARDEN ** DOWNSTAIRS WC ** OFF ROAD PARKING**** Enjoying good size gardens to both the front and rear is this well-presented three bedroom end terrace property which benefits from gas central heating and uPVC double glazing throughout. The living accommodation comprises a smart uPVC entrance door which opens into the entrance hall with access to the lounge. Here there is oak effect flooring, a large front window filling the room with natural light and built in shelving around the chimney breast. Connecting onto the lounge is a well-proportioned kitchen diner with a modern range of wall, base and drawer units in gloss white. The units include integrated double electric fan ovens, dishwasher and a large larder. The wood effect work surface incorporates the sink and the four-ring hob with extractor above and complements the oak effect flooring which continues through from the lounge. Attached to the kitchen is a separate downstairs WC, rear entrance door and a utility cupboard housing the gas boiler and washing machine. Upstairs there are three good sized bedrooms and pull-down access to the fully boarded loft storage. The upstairs bathroom has a modern suite with overhead shower, sink vanity unit and WC. In the front garden, there is a small shed and off road parking enough for two cars. In the rear, the garden includes a generous lawn, patio, garden shed and a small fruit orchard.

- OFF ROAD PARKING
- DOWNSTAIRS WC
- LARGE REAR AND FRONT GARDEN
- SOUTH WEST FACING REAR GARDEN
- FREEHOLD





OUTSIDE

Large front and rear garden. Off-road parking. Side access to the rear.

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.

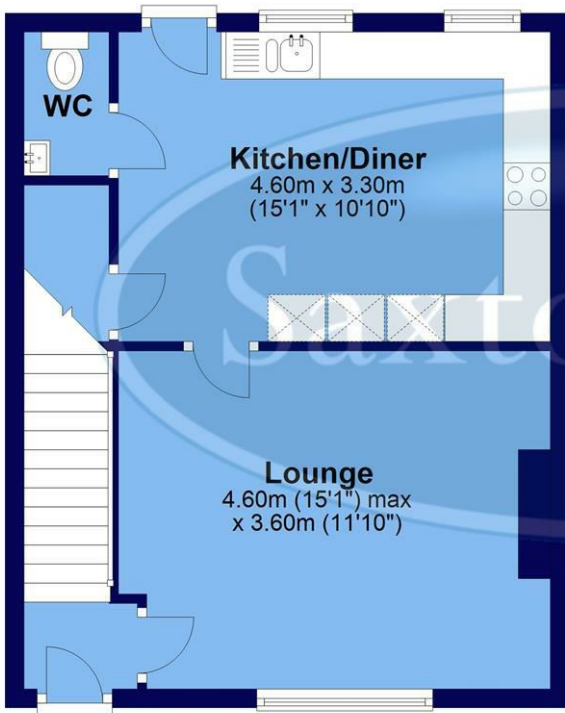
VALUER

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.

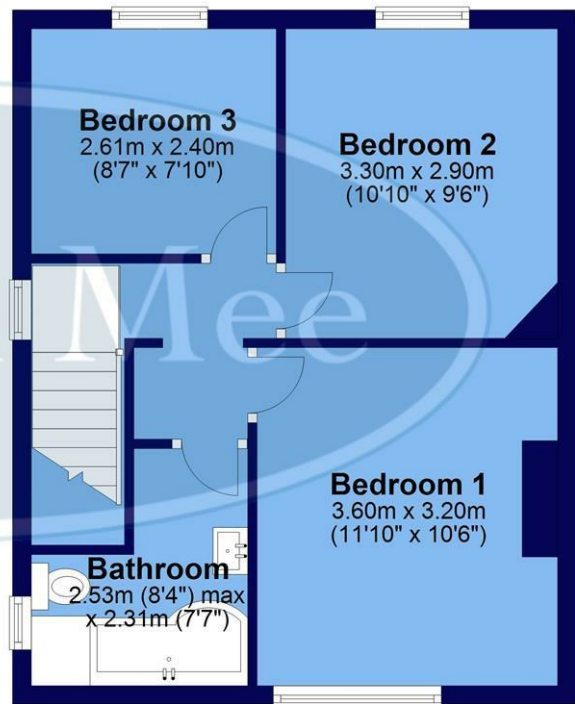
Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 78.5 sq. metres (845.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
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Energy Efficiency Rating		Current	Potential
	Very energy efficient - lower running costs		
	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(43-54) E		
	(31-42) F		
	(21-30) 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		
	(43-54) E		
	(31-42) F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	