



Smith Road Stocksbridge Sheffield S36 1FG  
Offers In The Region Of £160,000

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Sheffield S36 1FG

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**\*\* FREEHOLD \*\*** Located on this popular residential road is this deceptively spacious, three double bedroom end terrace property which has a front garden and benefits from two outbuildings, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the living accommodation briefly comprises: enter via a front uPVC door into the open plan kitchen/diner which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is a Range cooker along with undercounter space for either a dishwasher or fridge. A door opens to a useful utility/under stair storage cupboard which has plumbing for a washing machine and space for tumble dryer. There is a rear entrance door. From the dining area, a door opens into the lounge which has three windows allowing lots of natural light.

From the kitchen, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. All bedrooms are double in size. The principal bedroom to the front has two front facing windows. Bedroom two is to the front aspect. Bedroom three has a storage cupboard and access to the useful loft space which is fully boarded out with electrical sockets and lighting, and is potentially a home office or hobby room. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- BRIGHT & AIRY LOUNGE
- USEFUL UTILITY/UNDER STAIR STORAGE AREA
- THREE PIECE SUITE BATHROOM
- FULLY ENCLOSED GARDEN TO THE FRONT
- ATTRACTIVE VIEWS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





**OUTSIDE**

To the front is a fully enclosed garden with two artificial lawns and a central path. Shared access to the rear with two brick built outbuildings.

**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.

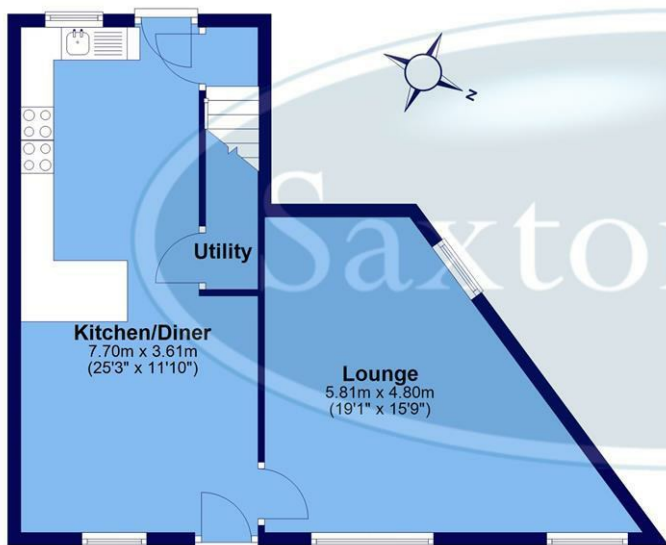
**VALUER**

Chris Spooner ANAEA

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.

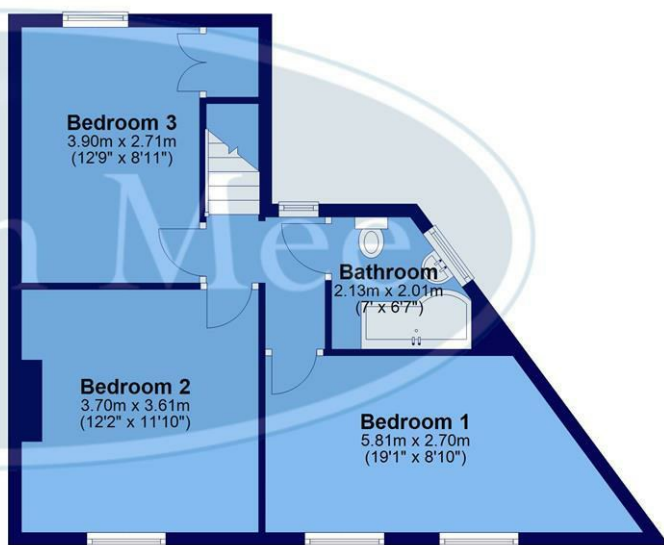
### Ground Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



### First Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



Total area: approx. 94.8 sq. metres (1020.8 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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		82	67
		EU Directive 2002/91/EC	

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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>			
			EU Directive 2002/91/EC