

Saxton Mee



East Crescent Stocksbridge Sheffield S36 1AZ
Guide Price £180,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £180,000-£185,000 ** FREEHOLD ** Situated in this popular residential area is this well presented three bedroom semi detached property which enjoys a lovely rear garden and benefits from a double driveway, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front composite door into the entrance hall with an under stair storage cupboard. A door then opens into the open plan lounge and dining room. The dining area has a front window allowing natural light and a large opening through to the lounge which has a gas fire set in an attractive fireplace, which is the focal point of the room. A sliding door then opens into the kitchen which has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob, along with housing for a fridge freezer and housing and plumbing for a washing machine. There is a side uPVC entrance door and a further sliding door that leads into the bathroom which has a white three piece suite including bath with shower attachment, WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms. The principal bedroom is a good sized double with ample space for furniture. Double bedroom two is to the rear aspect. Bedroom three is a good sized single to the rear aspect.

• EARLY VIEWING ADVISED

• THREE BEDROOM SEMI DETACHED PROPERTY

• OPEN PLAN LOUNGE & DINING ROOM

• KITCHEN

• DOWNSTAIRS BATHROOM

• DOUBLE DRIVEWAY

• LOVELY REAR GARDEN

• FOX VALLEY SHOPPING CENTRE

• AMENITIES, SCHOOLS & TRANSPORT LINKS

• EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front is a double driveway providing off-road parking for two cars. Access down the side of the property leads to the fully enclosed good sized rear garden which has two patios, a slate chipped area, a further lawn with attractive shrubs and plants. Outbuilding for storage.

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.

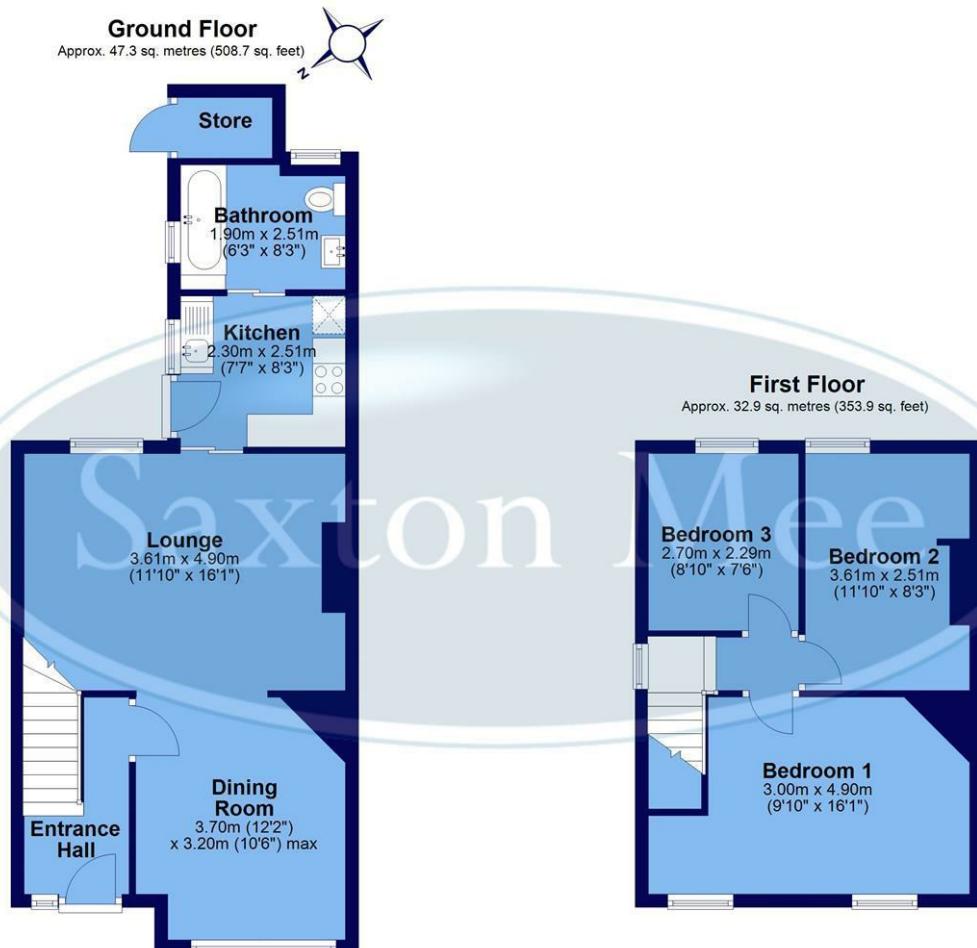
MATERIAL INFORMATION

The property is Freehold and is 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.



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OnTheMarket.com

Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	G

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	G