

# Saxton Mee



Oaks Avenue Stocksbridge Sheffield S36 1EN  
Guide Price £195,000



# Oaks Avenue

Sheffield S36 1EN

Guide Price £195,000

GUIDE PRICE £195,000-£200,000 \*\* FREEHOLD \*\* Situated on this popular Garden Village Estate is this extended three bedroom terrace property, which enjoys a fully enclosed rear garden and benefits from an extended kitchen, block paved driveway to the front, uPVC double glazing and gas central heating throughout. Beautifully presented throughout, the property has been updated by the current owners to create an impressive, contemporary home.

Tastefully decorated throughout, the living accommodation briefly comprises: entrance via a uPVC door into the entrance hall with useful under stairs storage. A door then opens into the open plan lounge and dining room, which benefits from a front uPVC bay window and attractive flooring throughout. The focal point of the room is the gas fire set within an attractive surround. Double doors lead into the extended kitchen/breakfast room, which features a range of modern wall, base and drawer units with contrasting worktops incorporating the sink and drainer. Integrated appliances include a dishwasher, washing machine and double electric Neff oven, along with a four ring hob and extractor above, plus space for an American style fridge freezer. Additional features include a breakfast bar, a storage cupboard housing the gas boiler, uPVC French doors opening onto the rear garden, and Velux windows allowing an abundance of natural light. There is access to the bathroom, which is fitted with a white three piece suite comprising a bath with overhead shower, WC and wash basin with vanity unit, complemented by a chrome towel radiator.

From the entrance hall, a staircase rises to the first floor landing, providing access to the loft space and three bedrooms. The excellent principal bedroom benefits from two front facing windows, fitted wardrobes and storage over the stairs. Bedroom two is a double room to the rear aspect, with bedroom three also positioned to the rear.

- EARLY VIEWING ADVISED
- WELL-PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- THREE-PIECE SUITE BATHROOM
- FABULOUS KITCHEN/BREAKFAST ROOM
- OPEN PLAN LOUNGE & DINING ROOM
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- ACCESS TO FOX VALLEY SHOPPING CENTRE & LEISURE CENTRE
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY NETWORKS





**OUTSIDE**

To the front is a block paved driveway providing off-road parking. To the rear is a fully enclosed, landscaped garden which includes a decked terrace, artificial lawn and garden shed.

**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**

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.



Total area: approx. 91.1 sq. metres (980.8 sq. feet)

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) <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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91) <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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		