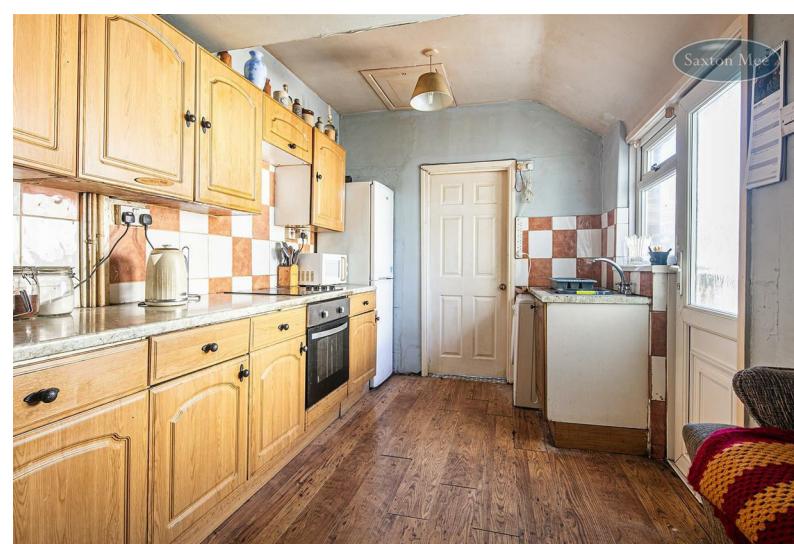
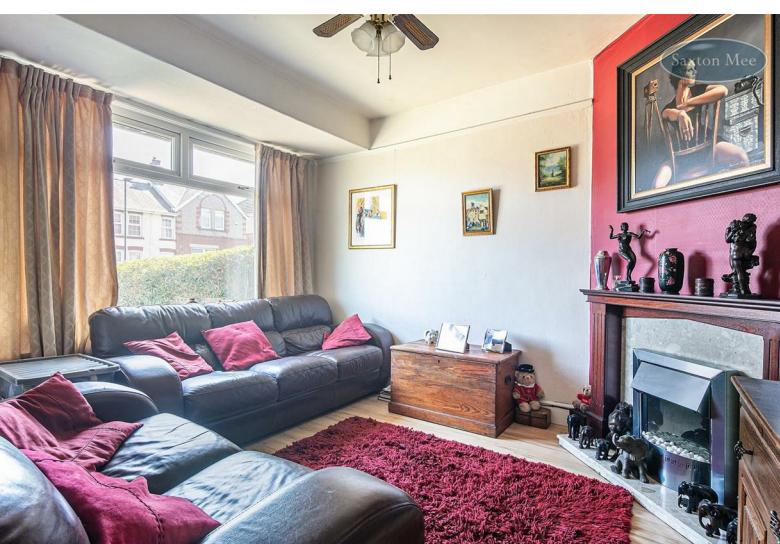


Saxton Mee



Sitwell Avenue Stocksbridge Sheffield S36 1FF
Offers Around £140,000

St Luke's
Sheffield's Hospice

Sitwell Avenue

Sheffield S36 1FF

Offers Around £140,000

**** WEST FACING REAR GARDEN ** FREEHOLD **** Situated on this popular Garden Village Estate with easy access to Sheffield City Centre and the M1 motorway is this three good sized bedroom semi detached property which enjoys gardens to the front and rear and has potential for off-road parking. The property is in need of modernisation and ideal for the purchaser to alter, adapt and update to their own taste.

In brief, the living accommodation comprises enter through the front door into the entrance hall with access into the lounge and dining room. The lounge has a large front window, electric fire, fireplace and picture rail. The well proportioned dining room flows into the kitchen which has range of fitted units with space for freestanding appliances. There is access to the downstairs bathroom and the rear garden. The spacious bathroom has a three piece white suite including bath with electric shower, WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms. The master is a very large double bedroom to the front aspect with the original fireplace. Double bedroom two is to the rear and has a cupboard that houses the immersion heater. Bedroom three is a small double bedroom to the rear aspect.

- THREE GOOD SIZED BEDROOM SEMI DETACHED PROPERTY
- POTENTIAL FOR OFF-ROAD PARKING
- EXCITING OPPORTUNITY
- GARDENS TO THE FRONT & REAR
- SPACIOUS OPEN PLAN DINING ROOM & KITCHEN
- DOWNSTAIRS BATHROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY
- FREEHOLD





OUTSIDE

There is a lawned garden to the front with a path leading to the entrance door. To the rear is a west facing garden which has a timber shed and a patio area.

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

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.

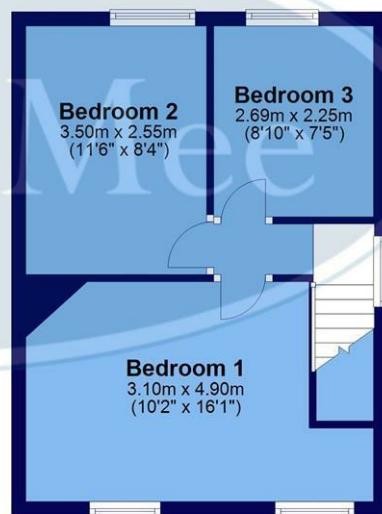
Ground Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.6 sq. feet)



Total area: approx. 77.9 sq. metres (838.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths

Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

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