



East Crescent Stocksbridge Sheffield S36 1AZ
Guide Price £170,000

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GUIDE PRICE £170,000-£180,000 ** FREEHOLD ** NO CHAIN ** Viewing is essential to appreciate the accommodation on offer of this effectively extended, two large double bedroom semi detached property which enjoys a pleasant rear garden and benefits from a driveway, a larger than average detached garage, uPVC double glazing and a new boiler and gas central heating.

Tastefully decorated in a neutral décor, the living accommodation briefly comprises front uPVC door which opens into the entrance hall with an under stair storage cupboard and access into the open plan dining room and lounge. This spacious room has a large front window allowing natural light and fire places to both the dining room and lounge. A door then opens into the kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, a five ring hob with extractor above, fridge and freezer. Access into the side extension with a utility area with housing and plumbing for a washing machine, rear entrance door and access into a downstairs WC with wash basin and fitted cupboards.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space which houses the new gas boiler, the two large double bedrooms and the shower room. The master bedroom is to the front aspect and has fitted wardrobes and cupboards. Bedroom two is to the rear and has two windows making this a bright and airy space and also has fitted wardrobes. The shower room has a Velux window, fitted cupboard, WC and wash basin.

This versatile property has been converted from a three bedroom to create an upstairs shower room and this could be converted back to create a downstairs bathroom.

- EARLY VIEWING ADVISED
- TWO LARGE DOUBLE BEDROOM SEMI DETACHED PROPERTY
- LOVELY CORNER PLOT
- OPEN PLAN LOUNGE & DINING ROOM
- KITCHEN, UTILITY & DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN
- OVERLOOKING THE NEARBY GREEN
- STOCKSBRIDGE LEISURE CENTRE
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE
 Situated on this lovely corner plot with a block paved driveway which leads to a larger than average detached garage. Front lawn. Access down the side of the property leads to the rear garden with a garden shed, lawn garden, large greenhouse and patio.

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.

Ground Floor

Main area: approx. 58.9 sq. metres (633.7 sq. feet)
Plus garages: approx. 27.4 sq. metres (294.7 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



Main area: Approx. 92.4 sq. metres (994.7 sq. feet)
Plus garages: approx. 27.4 sq. metres (294.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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