

Manchester Road Stocksbridge Sheffield S36 2DX
Price £180,000

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Offered for sale with NO CHAIN and built to a high specification is this brand new, stone built, three double bedroom end terrace property which benefits from two off road parking spaces, solar panels, uPVC double glazing and gas central heating. The property comes with a 7 year Architect's Guarantee. Soon to be completed the living accommodation briefly comprises: an entrance door opens into the lobby. Spacious lounge. Downstairs WC. Superb kitchen having a range of wall, base and drawer units. Housing and plumbing for a washing machine. Space for oven and fridge freezer. First floor: two double bedrooms and a four piece suite bathroom, fully tiled throughout and comprising bath, separate shower cubicle, WC and wash basin. Second floor: double bedroom three.

- SUPERB OPPORTUNITY
- BRAND NEW ACCOMMODATION
- THREE DOUBLE BEDROOMS
- TWO PARKING SPACES
- EXCELLENT LOCATION



OUTSIDE

To the front a forecourt will set the property back from the road and will be a mixed of paving slabs and turf. A shared driveway gives access to the rear and the two parking spaces.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools including Stocksbridge Infant, Junior and High School. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

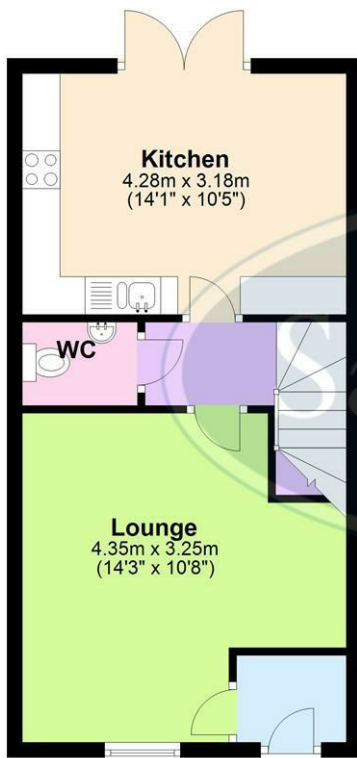
Valuer

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

Approx. 37.8 sq. metres (407.1 sq. feet)



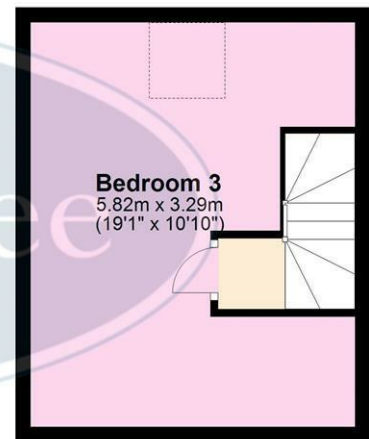
First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Second Floor

Approx. 22.8 sq. metres (245.4 sq. feet)



Total area: approx. 98.4 sq. metres (1059.5 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	