

# Saxton Mee



Victoria Road Stocksbridge Sheffield S36 1FX  
Guide Price £150,000



# Victoria Road

Sheffield S36 1FX

**Guide Price £150,000**

GUIDE PRICE £150,000-£160,000 \*\* FREEHOLD \*\* SOUTH-WEST FACING REAR GARDEN \*\* Offered for sale with no onward chain is this two bedroom, stone built cottage style terrace which enjoys a low maintenance rear garden and benefits from uPVC double glazing and gas central heating.

Neutrally decorated throughout, the living accommodation briefly comprises: enter via a composite door into the extended porch with a further composite door opening into the lounge which has a trap door giving access to the cellar which offers useful storage. An opening then leads into the kitchen which has a range of units with a contrasting worktop. Integrated appliances include an electric oven, four ring hob with extractor above along with housing for a washing machine, space for a fridge freezer and the housed gas boiler. There is a uPVC entrance door opening onto the rear garden.

From the lounge, an open plan staircase rises to the first floor landing which gives access to an occasional attic room which has a Velux window, lighting, power and eaves storage. There are two bedrooms and a bathroom. The principal double bedroom has fitted cupboards. Bedroom two is to the rear aspect. The bathroom has a modern and contemporary three piece suite including bath with overhead shower, WC and wash basin.

- NO CHAIN / FREEHOLD
- TWO BEDROOM COTTAGE STYLE TERRACE
- NEUTRAL DECOR
- LOUNGE & KITCHEN/DINER
- CELLAR USEFUL FOR STORAGE
- OCCASIONAL ATTIC ROOM
- SOUTH-WEST FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





**OUTSIDE**

A low stone wall encloses a front gravelled garden area. Shared access leads to the south-west facing rear garden which is block paved for easy maintenance and has a barbecue 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.

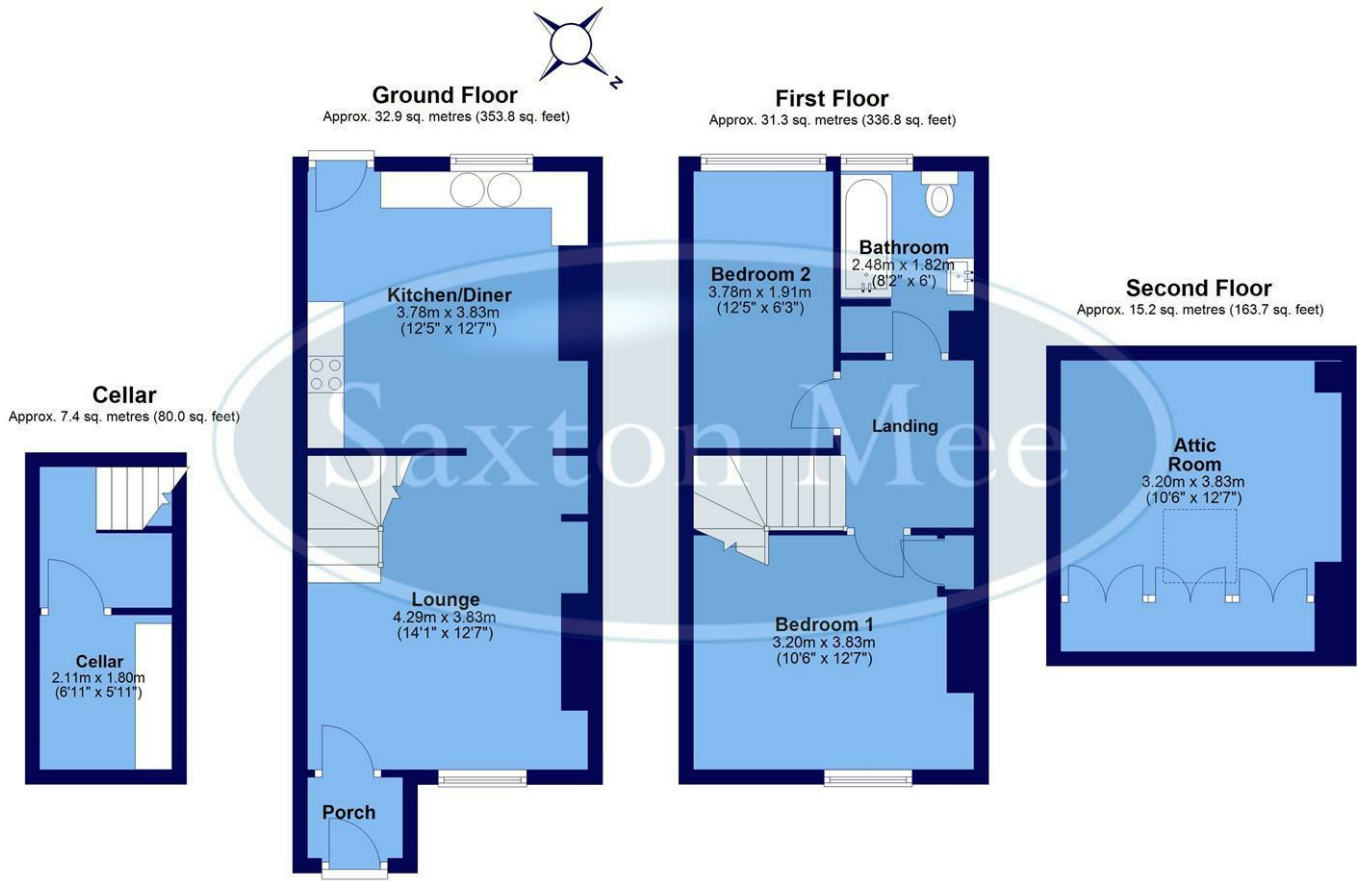
**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band A.

**VALUER**

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. 86.8 sq. metres (934.3 sq. feet)  
 All measurements are approximate and to max vertical and horizontal lengths  
 Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) <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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		68	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-101) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	