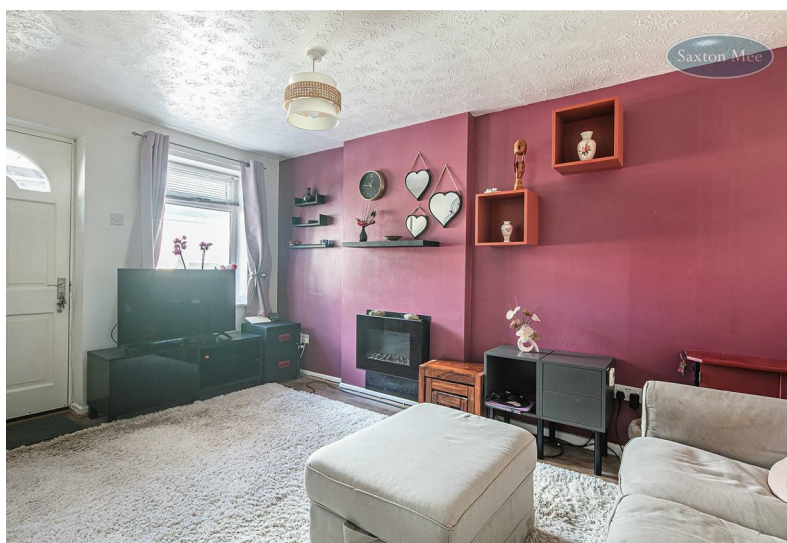




Paterson Close Stocksbridge Sheffield S36 1JG
Guide Price £95,000

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GUIDE PRICE £95,000-£105,000 ** FREEHOLD ** ALLOCATED PARKING SPACE ** Offered for sale with NO ONWARD CHAIN, this one-bedroom terraced property benefits from an allocated parking space, uPVC double glazing and gas central heating, making it an ideal opportunity for first-time buyers, downsizers or buy-to-let investors.

The ground floor accommodation begins with an entrance porch, leading into a spacious open-plan lounge and dining area. The room features an electric fire and useful understairs storage cupboard, providing a comfortable and practical living space.

The kitchen is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. There is space and provision for an oven, washing machine and fridge freezer. A wall-mounted gas central heating boiler, understood to be approximately two years old, is also located within the kitchen.

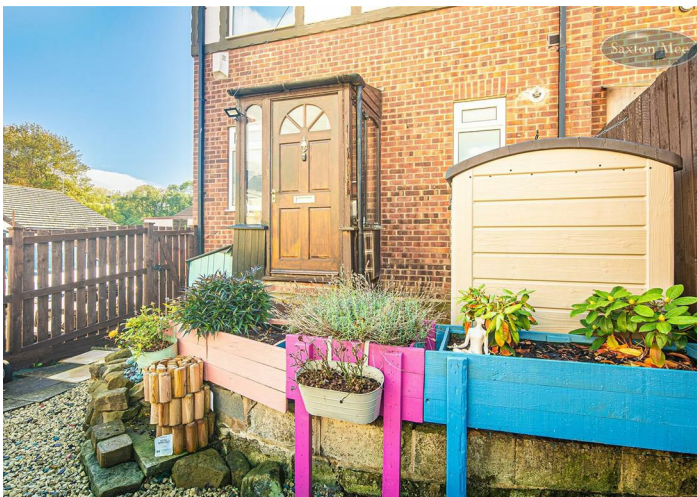
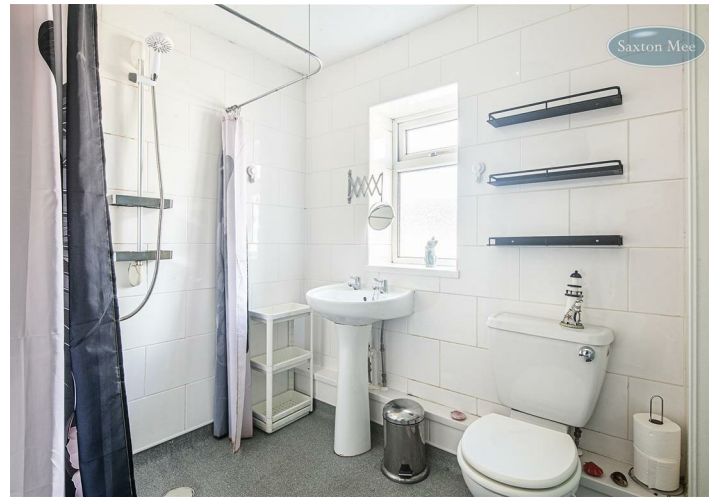
To the first floor is a generously proportioned double bedroom, offering ample space for a range of freestanding bedroom furniture. The accommodation is completed by a wet room, fitted with an electric shower, WC and wash hand basin.

From the first-floor landing, a pull-down ladder provides convenient access to the loft space.

With the added advantage of no onward chain and allocated parking, this property represents an excellent opportunity and early viewing is recommended.

- NO ONWARD CHAIN
- ONE BEDROOM TERRACED PROPERTY
- ALLOCATED PARKING SPACE
- OPEN-PLAN LOUNGE & DINING AREA
- GENEROUSLY SIZED DOUBLE BEDROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WET ROOM WITH ELECTRIC SHOWER
- LOFT ACCESS VIA PULL-DOWN LADDER
- IDEAL FIRST-TIME BUY OR INVESTMENT





OUTSIDE

To the front is a garden which has a seating area. Allocated parking space.

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

Tenure: Freehold
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.



Approx. 23.0 sq. metres (247.9 sq. feet)



Approx. 21.5 sq. metres (231.7 sq. feet)



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

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