



Marsden Road Stocksbridge Sheffield S36 1EE
Offers Over £160,000

Marsden Road

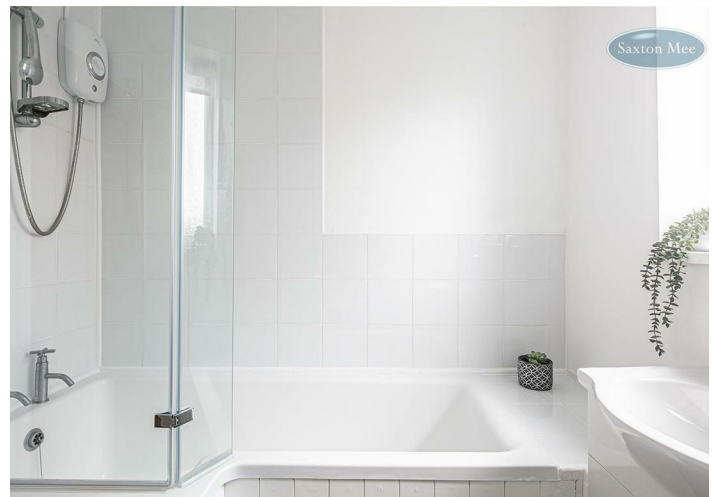
Sheffield S36 1EE

Offers Over £160,000

**** FREEHOLD ** NO CHAIN ** DETACHED GARAGE & DRIVEWAY **** Situated on this admirable plot is this bay fronted, three bedroom semi detached property which enjoys gardens to the front, side and rear and benefits from uPVC double glazing, gas central heating, a driveway and detached garage. Recently modernised and neutrally decorated throughout, the well presented living accommodation briefly comprises, front composite door which opens into the entrance hall with access into the lounge and the kitchen/diner. The lounge has a lovely bay window allowing lots of natural light, attractive flooring and an electric fire with a stone hearth. The generously proportioned kitchen/diner has a range of wall, base and drawer units with contrasting worktops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a dishwasher and washing machine. There is a cupboard which houses the gas boiler, an under stair storage cupboard/pantry and a rear entrance lobby with composite entrance door and access to a downstairs WC. From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the loft space, the three bedrooms and the bathroom. Both bedrooms one and two are good size doubles with bedroom two having fitted cupboards. The bathroom comes with a three piece suite including bath with electric shower, WC, wash basin and a chrome towel radiator.

- VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER
- DRIVEWAY & DETACHED GARAGE
- ADMIRABLE PLOT WITH GARDENS TO THE FRONT, SIDE & REAR
- THREE BEDROOMS
- LOUNGE WITH BAY WINDOW & GOOD SIZE KITCHEN DINER
- DOWNSTAIRS WC
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

A gate and path give access to the front entrance door with a garden area. Double gates access the driveway providing off-road parking which leads to the detached garage. There is a lawn garden to the side and the garden continues to the rear with 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.

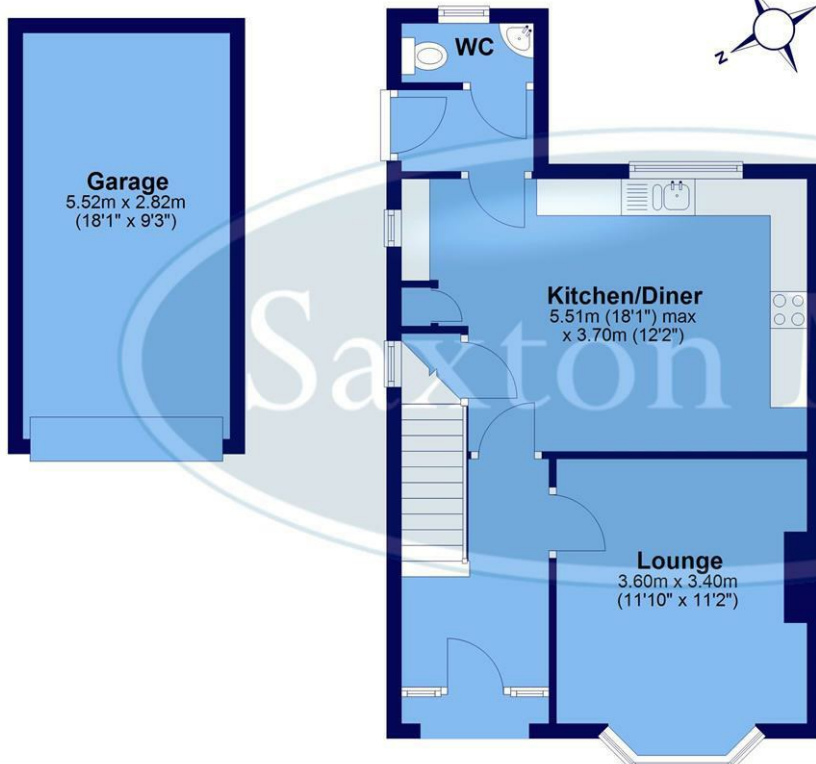
VALUER

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.

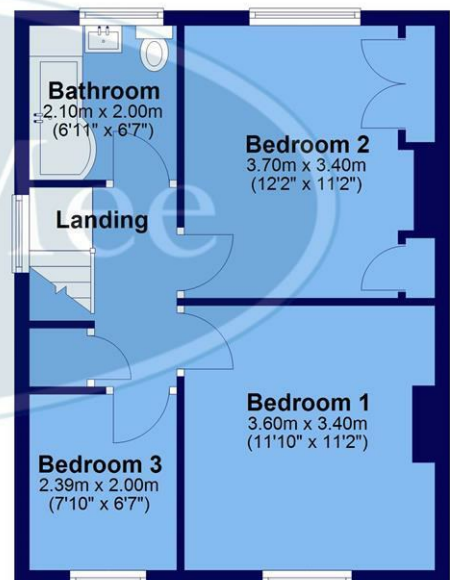
Ground Floor

Main area: approx. 44.8 sq. metres (482.3 sq. feet)
Plus garages, approx. 15.5 sq. metres (167.1 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Main area: Approx. 85.6 sq. metres (921.0 sq. feet)
Plus garages, approx. 15.5 sq. metres (167.1 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	