

Saxton Mee



Hawthorne Avenue Stocksbridge Sheffield S36 1BL
Price Guide £200,000

St Luke's
Sheffield's Hospice

Hawthorne Avenue

Sheffield S36 1BL

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GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** SOUTH-WEST FACING REAR GARDEN **
Situated on this admirable plot is this bay fronted, three bedroom semi detached property which enjoys gardens to the front and rear and benefits from a spacious kitchen/diner, driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises uPVC front door which opens into the spacious entrance hall with a useful storage cupboard and access into the lounge and the open plan kitchen/diner. The lounge has a bay window allowing lots of natural light, while the focal point of the room is the feature wall with a cast iron multi-fuel stove inset into the chimney breast with exposed brick and stone hearth. The kitchen area has underfloor heating and a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine and space for an American fridge freezer. There is ample space for a dining table and chairs, an entrance door and newly fitted uPVC sliding doors which open onto the rear garden, providing a perfect extension for outside dining.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The master to the front is a good size double and has a large window making this a bright and airy room and ample space for furniture. Double bedroom two is to the rear aspect and benefits from a row of fitted wardrobes. Bedroom three is to the front aspect. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin in a vanity unit. A cupboard houses the modern gas boiler and provides further storage.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE WITH BAY WINDOW
- LOVELY OPEN PLAN KITCHEN/DINER
- ATTRACTIVE OUTLOOK
- SOUTH-WEST FACING REAR GARDEN
- DRIVEWAY & DETACHED GARAGE
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

To the front is a lawn with a driveway to the side which in turn leads to the detached brick built garage with an up and over door, electric and lighting. A gate opens to the fully enclosed rear is a south-west facing garden which has a lawn, patio and log store.

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 is currently Council Tax Band B.

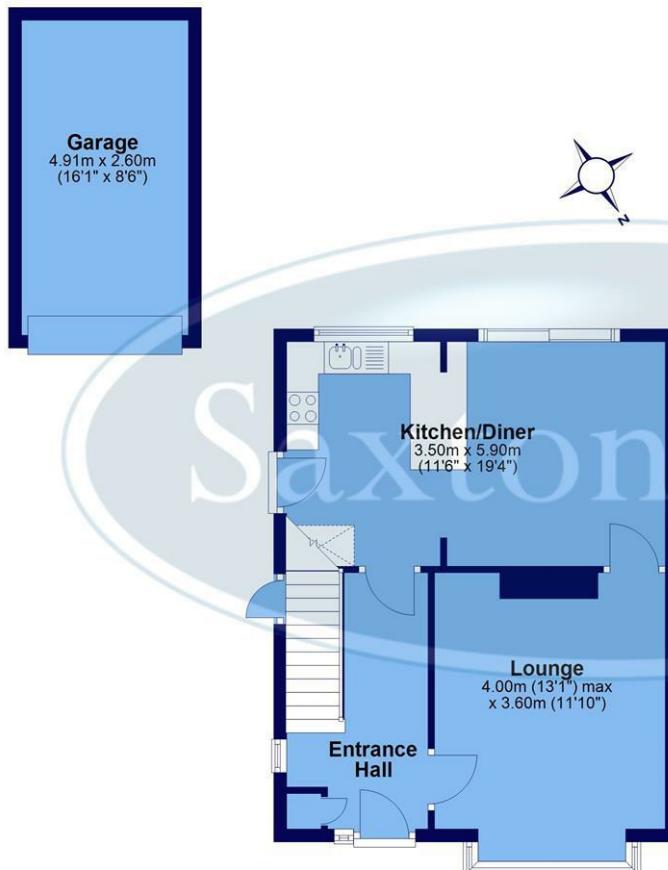
VALUER

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. 46.0 sq. metres (494.9 sq. feet)
Plus garages, approx. 12.8 sq. metres (137.5 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Main area: Approx. 90.8 sq. metres (977.3 sq. feet)

Plus garages, approx. 12.8 sq. metres (137.5 sq. feet)

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

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Stocksbridge**

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus) A	Current
(B1-B4) B	Potential
(C5-C8) C	83
(D9-D11) D	69
(E12-E14) E	69
(F15-F18) F	69
(G19-G21) G	69
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A1 plus) A	Current
(B1-B4) B	Potential
(C5-C8) C	84
(D9-D11) D	70
(E12-E14) E	70
(F15-F18) F	70
(G19-G21) G	70
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	