

Saxton Mee



Newton Avenue Stocksbridge Sheffield S36 1EL
Guide Price £200,000

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GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** NO CHAIN ** SOUTH FACING REAR GARDEN **
Benefiting from off-road parking and a detached garage is this three bedroom semi detached property which enjoys gardens to the front and rear and elevated views and also benefits from uPVC double glazing and gas central heating.

The living accommodation briefly comprises: enter via a uPVC door into the extended porch with a further uPVC opening into the lounge. The well proportioned lounge has a large bay window allowing lots of natural light, while the focal point is the cast-iron multi-fuel stove. A large opening flows into the open plan kitchen/diner. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. There is a featured panelled wall, modern radiator and a rear uPVC entrance door.

From the lounge, a staircase rises to the first floor landing with access into a partly boarded loft space providing useful storage, the three bedrooms and the bathroom. The principal double bedroom is to the front aspect and benefits from fitted wardrobes. Double bedroom two is to the rear and again benefits from fitted wardrobes and acoustic panelling. Bedroom three is to the front aspect. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin with vanity unit, complemented by a chrome towel radiator.

- THREE BEDROOM SEMI DETACHED PROPERTY
- SOUTH FACING, TIERED REAR GARDEN
- OFF-ROAD PARKING & DETACHED GARAGE
- ELEVATED VIEWS
- LOUNGE WITH CAST-IRON MULTI-FUEL STOVE
- OPEN PLAN KITCHEN/DINER
- THREE PIECE SUITE BATHROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front is off-road parking and a detached garage with up and over door. Steps and path lead to the front entrance porch. Access down the side of the property to the south facing tiered garden which includes wooden decking, patio and lawn. Large garden shed and further garden to the top.

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 B.

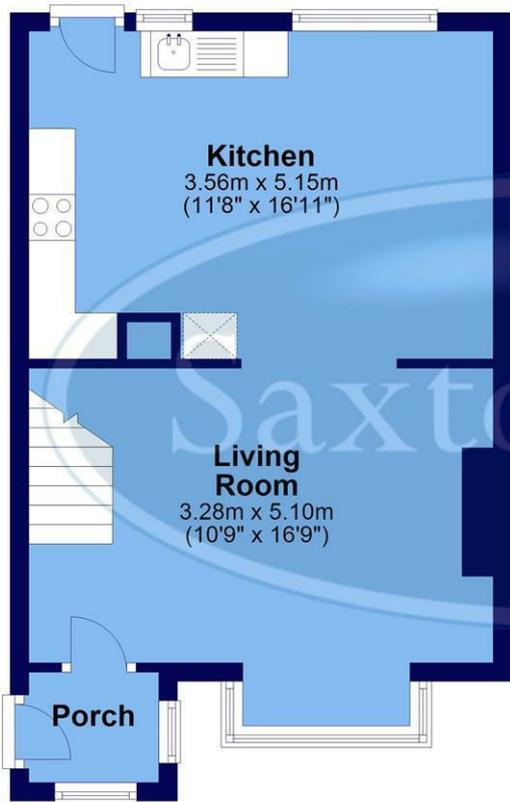
VALUER

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

Approx. 37.6 sq. metres (404.6 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.9 sq. feet)



Total area: approx. 69.5 sq. metres (748.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
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		
Not energy efficient - higher running costs	(1-20) G		
		69	83
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	