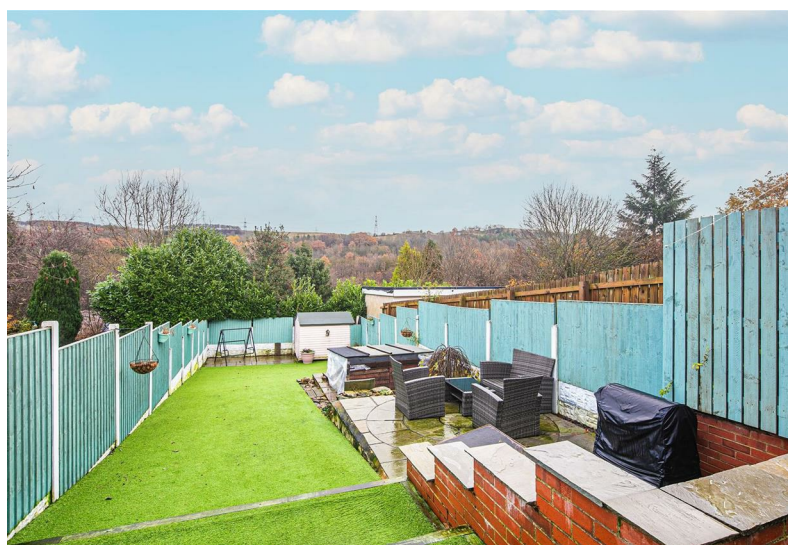
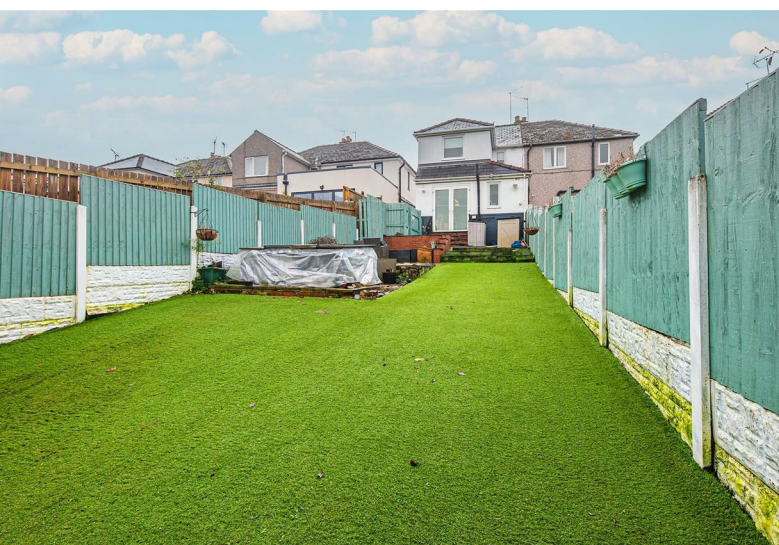




Smithy Moor Avenue Stocksbridge Sheffield S36 1FH
Guide Price £190,000

Smithy Moor Avenue

Sheffield S36 1FH

Guide Price £190,000

GUIDE PRICE £190,000-£200,000 Situated on this popular residential road is this effectively extended, three bedroom, bay fronted semi-detached property which enjoys attractive views and benefits from a double-width driveway providing off-road parking, uPVC double glazing and gas central heating. In brief, the spacious living accommodation comprises: composite entrance door which opens into the entrance hall. Lounge with a bay window with bespoke shutters. A door opens into the open plan kitchen diner. The dining area has access to under stair storage cupboards, one which houses the gas boiler. The room flows into the kitchen with an integrated double electric oven, four ring hob with extractor above. There is housing for a washing machine, tumble dryer and fridge. Rear uPVC French doors. Utility off with fitted cupboards and a downstairs WC. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the shower room. The master bedroom benefits from fitted wardrobes. The shower room has a WC and wash basin.

- EARLY VIEWING ADVISED
- ATTRACTIVE OUTLOOK
- THREE BEDROOMS
- OPEN PLAN LIVING
- DOUBLE-WIDTH DRIVEWAY
- FOX VALLEY SHOPPING CENTRE
- MOTORWAY LINKS
- AMENITIES CLOSE-BY





OUTSIDE

Double-width driveway provides off-road parking. Access down the side. A gate opens to the fully enclosed rear garden which has an artificial lawn, patio areas and a garden shed.

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.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 1st November 1938.

The property is currently Council Tax Band A.

VALUER

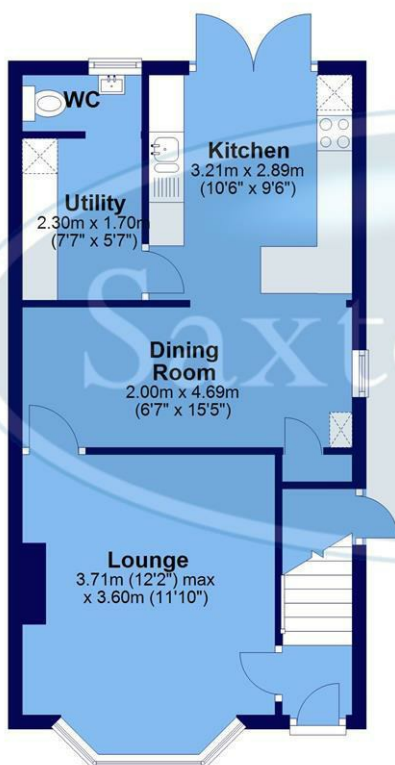
Greg Ashmore MNAEA

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

Approx. 43.2 sq. metres (464.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

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