

Saxton Mee



Maple Grove Stocksbridge Sheffield S36 1ED
Price Guide £170,000



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****PRICE GUIDE £170,000-£180,000** FREEHOLD ** SOUTH FACING REAR GARDEN **** Situated on this quiet cul-de-sac is this three bedroom semi detached property which has gardens to the front and rear and benefits from a good sized detached garage, uPVC double glazing and gas central heating. The property has been well-kept by the current owner but is in need of some modernising.

The living accommodation briefly comprises front door which opens into the entrance hall. A door then opens into the lounge with a large front window allowing natural light, while the focal point is the stone fireplace. A large opening leads through to the open plan kitchen/diner. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include a double oven, four ring hob and extractor along with space for a fridge, washing machine and the wall mounted gas boiler. Ample space for a dining table and chairs. A sliding door opens into the extended garden room with uPVC French doors opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the three bedrooms and the shower. The master bedroom has fitted wardrobes. Double bedroom two has a storage cupboard and overlooks the rear garden. The shower room has a WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE, KITCHEN/DINER & GARDEN ROOM
- LARGE, DETACHED GARAGE
- SOUTH FACING REAR GARDEN
- SHOWER ROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

To the front of the property is a lawned garden. A shared driveway leads to the rear and the good size detached garage. The south facing rear garden has a patio and planted border. A gate opens to further 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.

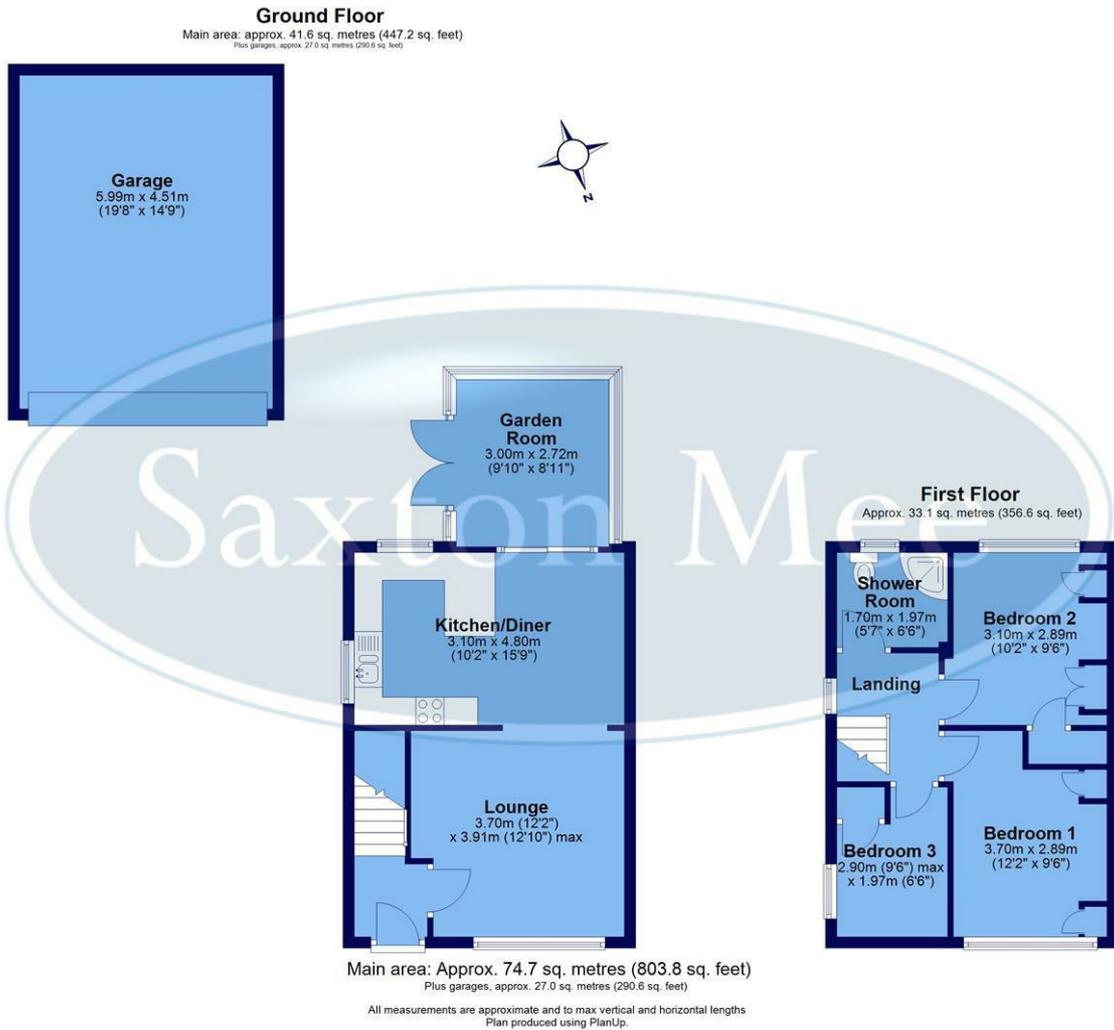
MATERIAL INFORMATION

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.



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