

Saxton Mee

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Ralph Ellis Drive Stocksbridge Sheffield S36 1EW
Offers Around £250,000



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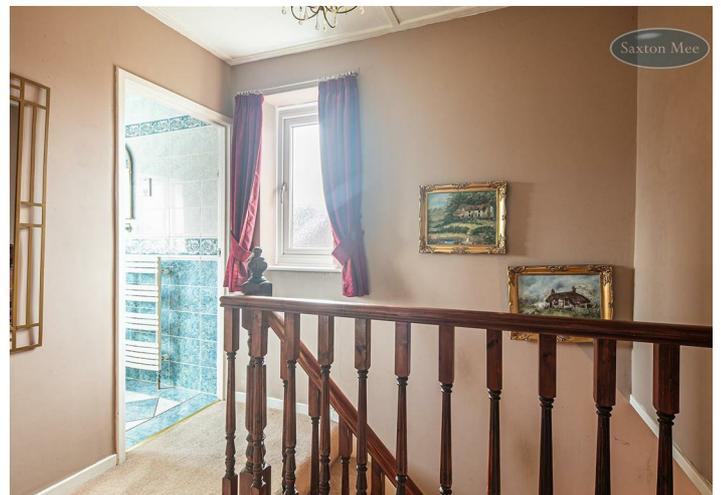
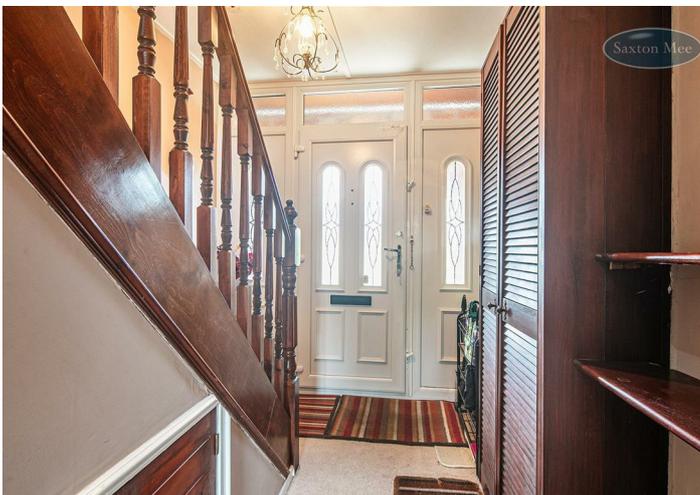
**** FREEHOLD **** Situated on this lovely residential road is this bay fronted, three bedroom semi detached property which enjoys a south-east facing rear and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. The property has been well-kept by the current owners but is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

The accommodation briefly comprises: enter via a front uPVC door which opens into the entrance hall with an under stair storage. Access into the kitchen which has a range of units with worktops which incorporate the sink and drainer. There is space for an oven, washing machine, fridge and the wall mounted gas combination boiler. There is a pantry off and a side uPVC entrance door. A door then opens into the open plan lounge and dining room. The lounge has a bay window allowing lots of natural light, while the focal point is the gas fire set in an attractive surround. The dining room has double doors opening into the extended garden room which has uPVC French doors opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the three bedrooms and the bathroom. The principal double bedroom has a bay window and fitted wardrobes. Double bedroom two is to the rear aspect. Bedroom three is to the front. The bathroom has a three piece suite including bath with electric shower, shower attachment, a glass shower screen, WC and wash basin as well as a storage cupboard.

- THREE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN LOUNGE & DINING ROOM
- EXTENDED GARDEN ROOM
- SEPARATE KITCHEN
- EXCITING OPPORTUNITY
- THREE PIECE SUITE BATHROOM
- SOUTH-EAST FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- DETACHED GARAGE
- EASY ACCESS TO SHEFFIED & MOTORWAY NETWORKS





OUTSIDE

To the front is a low wall and a driveway providing off-road parking and this continues down the side to the detached garage. The rear garden has a seating area, a lawn, a greenhouse and 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.

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.

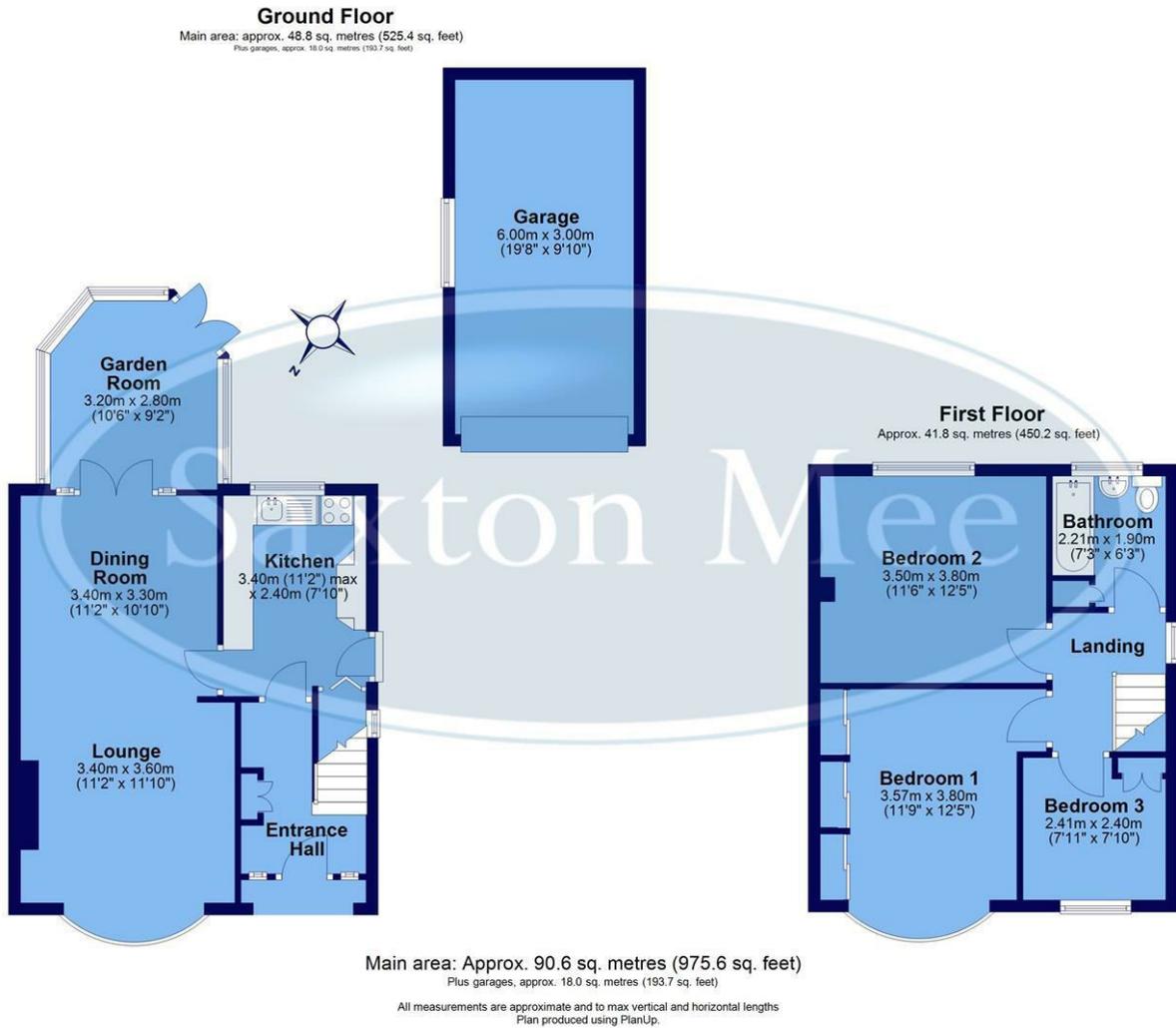
MATERIAL INFORMATION

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.



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www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	75	67	70
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC