

# Saxton Mee

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Victoria Road Stocksbridge Sheffield S36 1FW  
Guide Price £150,000

**St Luke's**  
Sheffield's Hospice

# Victoria Road

Sheffield S36 1FW

Guide Price £150,000

GUIDE PRICE £150,000-£160,000 \*\* FREEHOLD \*\* Situated in this popular residential area of Stocksbridge is this three bedroom mid terrace property which offers charm and character. The property has recently had a new boiler and shower room and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating.

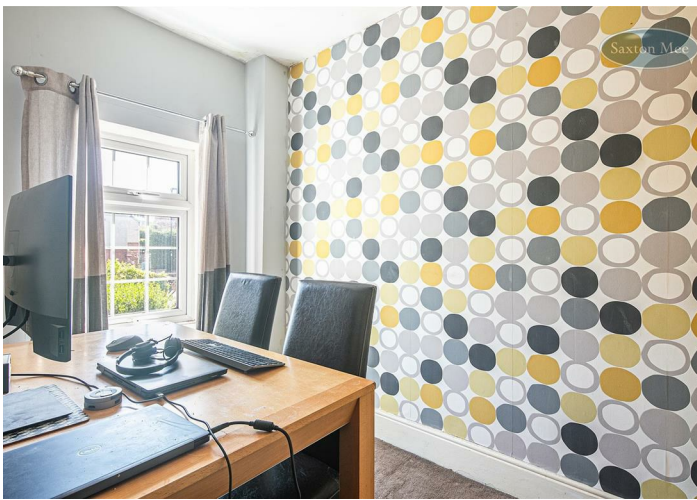
Set over three spacious levels, the living accommodation briefly comprises: enter through a rear entrance door into the fitted kitchen/diner which has a modern contemporary range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an oven with a four ring hob, fridge and freezer along with housing and plumbing for a washing machine and the housed boiler. A door then opens into the well proportioned lounge with a feature fireplace, which is the focal point of the room.

From the kitchen, a staircase rises to the first floor landing with access into two bedrooms and the shower room. Double bedroom two is to the front aspect. Bedroom three is currently used as an office. The shower room has a WC and wash basin with vanity unit.

A further staircase rises to the second floor and the principal bedroom, this spacious room has a rear window and Velux and benefits from a fitted cupboard.

- MID TERRACE PROPERTY
- WELL PROPORTIONED LOUNGE
- KITCHEN
- NEW SHOWER ROOM
- NEW BOILER
- THREE BEDROOMS
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





**OUTSIDE**

To the front of the property is gravelled area. A driveway provides off-road parking off Olive Road. To the rear is a wooden decked area, a sitting out patio and brick built outbuilding.

**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**

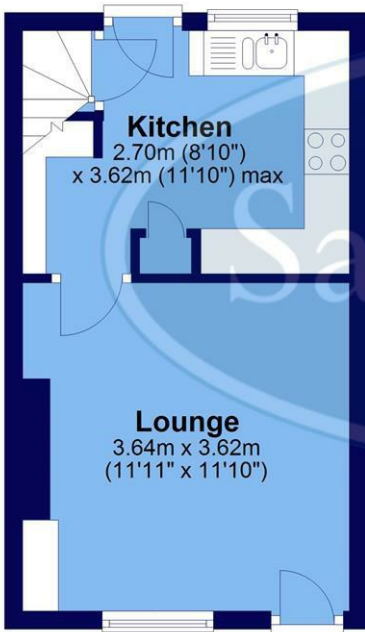
Greg Ashmore MNAEA

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## Ground Floor

Approx. 23.3 sq. metres (250.6 sq. feet)



## First Floor

Approx. 23.6 sq. metres (253.7 sq. feet)



## Second Floor

Approx. 24.7 sq. metres (266.0 sq. feet)



**Total area: approx. 71.6 sq. metres (770.2 sq. feet)**

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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