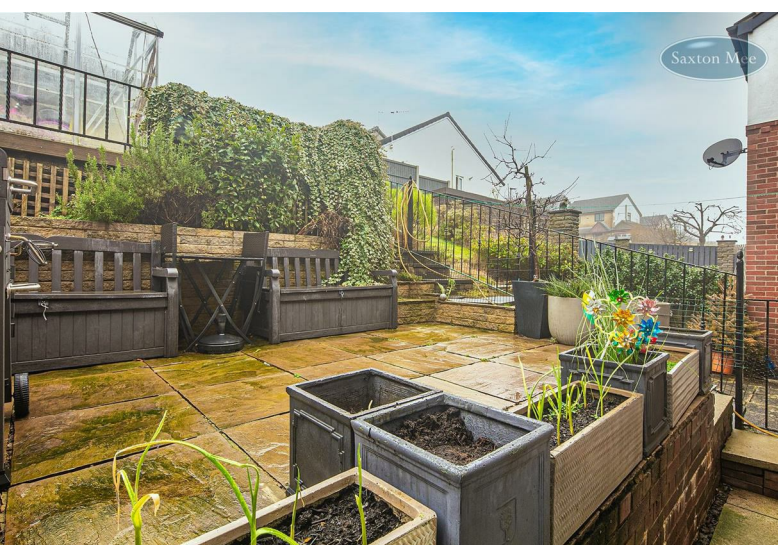




Paterson Close Stocksbridge Sheffield S36 1JQ  
Guide Price £150,000

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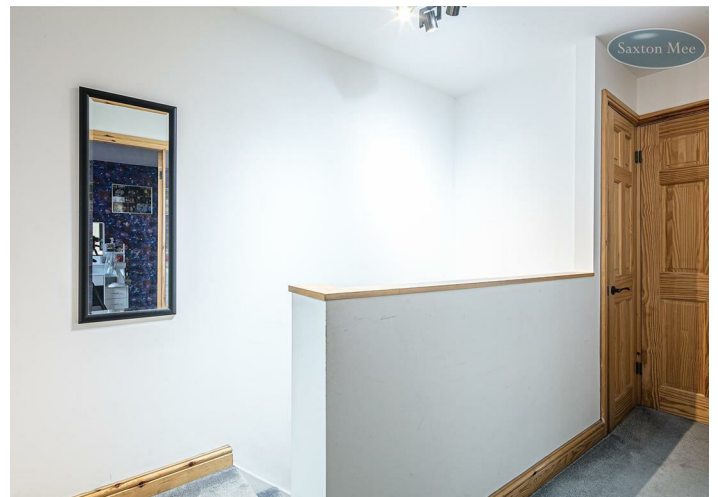
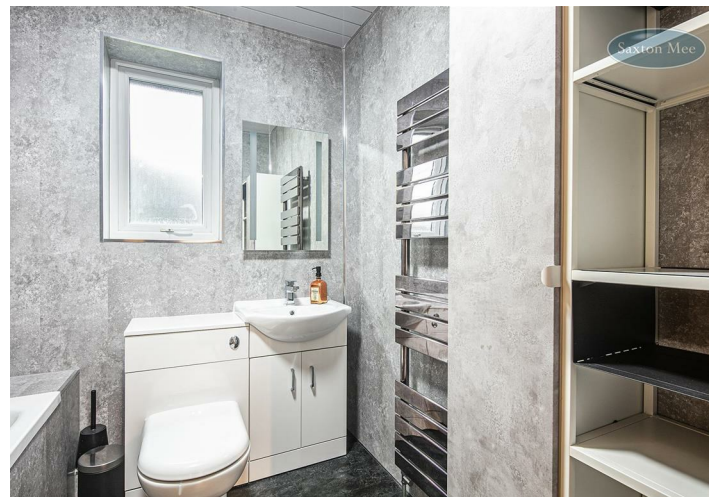
GUIDE PRICE £150,000-£160,000 \*\* FREEHOLD \*\* ALLOCATED PARKING SPACE \*\* Enjoying attractive views and a south-west facing rear garden is this three bedroom terrace property which benefits from uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation comprises: enter through a uPVC door into the extended porch with a further uPVC door opening into the entrance hall with access into the lounge with a bay window and storage under the stairs. An open doorway leads into the open plan kitchen/diner which has a range of units with a contrasting worktop which incorporates the sink. Integrated appliances include a washing machine along with space for a Range cooker with extractor above and space for a large fridge freezer. There are ample storage cupboards and the gas boiler (approximately 6 years old). A sliding patio door opens onto the garden, providing a perfect extension for indoor/outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard over the stairs, access into the centrally boarded loft space, the three bedrooms and the bathroom. The principal is a double bedroom and to the rear aspect. Double bedroom two is to the front aspect. Bedroom three is to the front aspect. The bathroom has a LED mirror, chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin set in a combination unit.

- THREE BEDROOM MID TERRACE PROPERTY
- GOOD SIZED LOUNGE WITH A BAY WINDOW
- KITCHEN/DINER WITH PATIO DOORS OPENING TO THE REAR
- THREE PIECE SUITE BATHROOM
- SOUTH-WEST FACING REAR GARDEN
- ALLOCATED PARKING SPACE
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS
- LOCAL AMENITIES & SCHOOLS





#### OUTSIDE

Allocated parking space. Path and steps leads to the front entrance door. Front lawned garden. To the rear is a tiered garden with a patio and greenhouse.

#### 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.



### First Floor

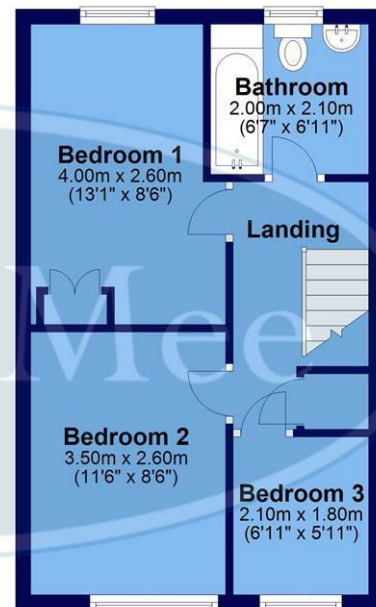
**Kitchen/Diner**  
3.00m x 4.61m  
(9'10" x 15'1")

**Lounge**  
5.03m x 4.61m  
(16'6" x 15'1")

**Entrance Hall**

**Porch**

The floor plan shows a rectangular layout. The Kitchen/Diner is at the top, featuring a sink, stove, and refrigerator. The Lounge is the central area, containing a large fireplace on the left wall and a staircase leading up on the right. The Entrance Hall is located at the bottom right, providing access to the front Porch. The plan also indicates the locations of three bedrooms and a bathroom, though they are not individually labeled with dimensions.



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

| Energy Efficiency Rating                                                                                                                                                                 |  | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 67      | 87        |
| Not energy efficient - higher running costs                                                                                                                                              |  |         |           |
| <b>England &amp; Wales</b><br><small>EU Directive 2002/91/EC</small>                                                                                                                     |  |         |           |

### Environmental Impact (CO<sub>2</sub>) Rating

| Rating      | Current | Potential |
|-------------|---------|-----------|
| (92 plus) A | Yes     | No        |
| (81-91) B   | Yes     | No        |
| (69-80) C   | Yes     | No        |
| (55-68) D   | Yes     | No        |
| (39-54) E   | No      | Yes       |
| (21-38) F   | No      | Yes       |
| (1-20) G    | No      | Yes       |

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/27/EC

