Saxton Mee

Victoria Road Stocksbridge Sheffield S36 1FW
Price £185,000

St Luke's
Sheffield's Hospice

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** FREEHOLD ** Enjoying a lovely outlook is this larger than average, three bedroom end terrace which benefits from no third party access over the rear garden, uPVC double glazing and gas central heating.

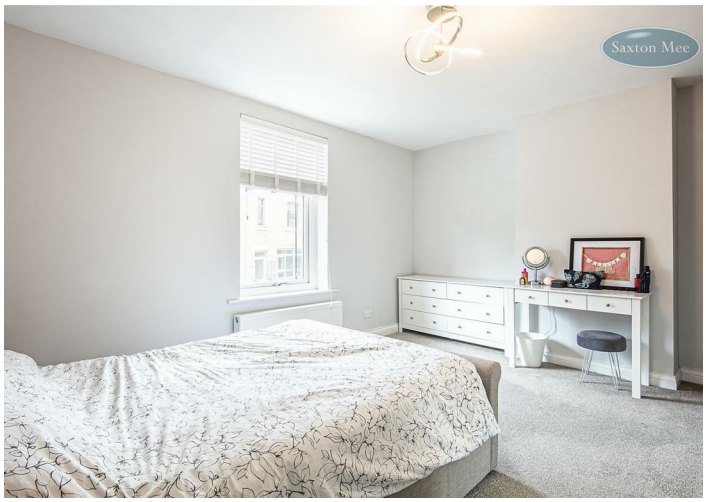
Set over four spacious levels, the living accommodation briefly comprises: enter via a front composite door into the well proportioned lounge with dual aspect windows, allowing natural light.

From the lounge, a staircase descends to the lower ground floor and the fabulous kitchen/diner. The kitchen has an array of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven and a four ring hob with extractor above and the wall mounted gas boiler. There is ample space for a dining table and chairs, a rear composite entrance door and access to a utility and WC. The utility has fitted units along with housing and plumbing for a washing machine and tumble dryer.

From the lounge, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal is an excellent size being the full width of the house with ample space for furniture. The bathroom is fully tiled and has a white three piece suite including bath with overhead shower, WC and wash basin, complemented with a chrome towel radiator.

From the landing, a staircase rises to the second floor and attic bedroom three which has a side window.

- THREE BEDROOM END TERRACE
- SET OVER FOUR SPACIOUS LEVELS
- DINING/KITCHEN
- WELL PROPORTIONED LOUNGE
- NO THIRD PARTY ACCESS OVER THE REAR GARDEN
- DOWNSTAIRS UTILITY & WC
- THREE PIECE SUITE BATHROOM
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS



OUTSIDE
To the front of the property is a low wall and wrought iron railing which encloses a forecourt. Access down the side of the property leads to the fully enclosed rear garden which has a patio, lawn 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.

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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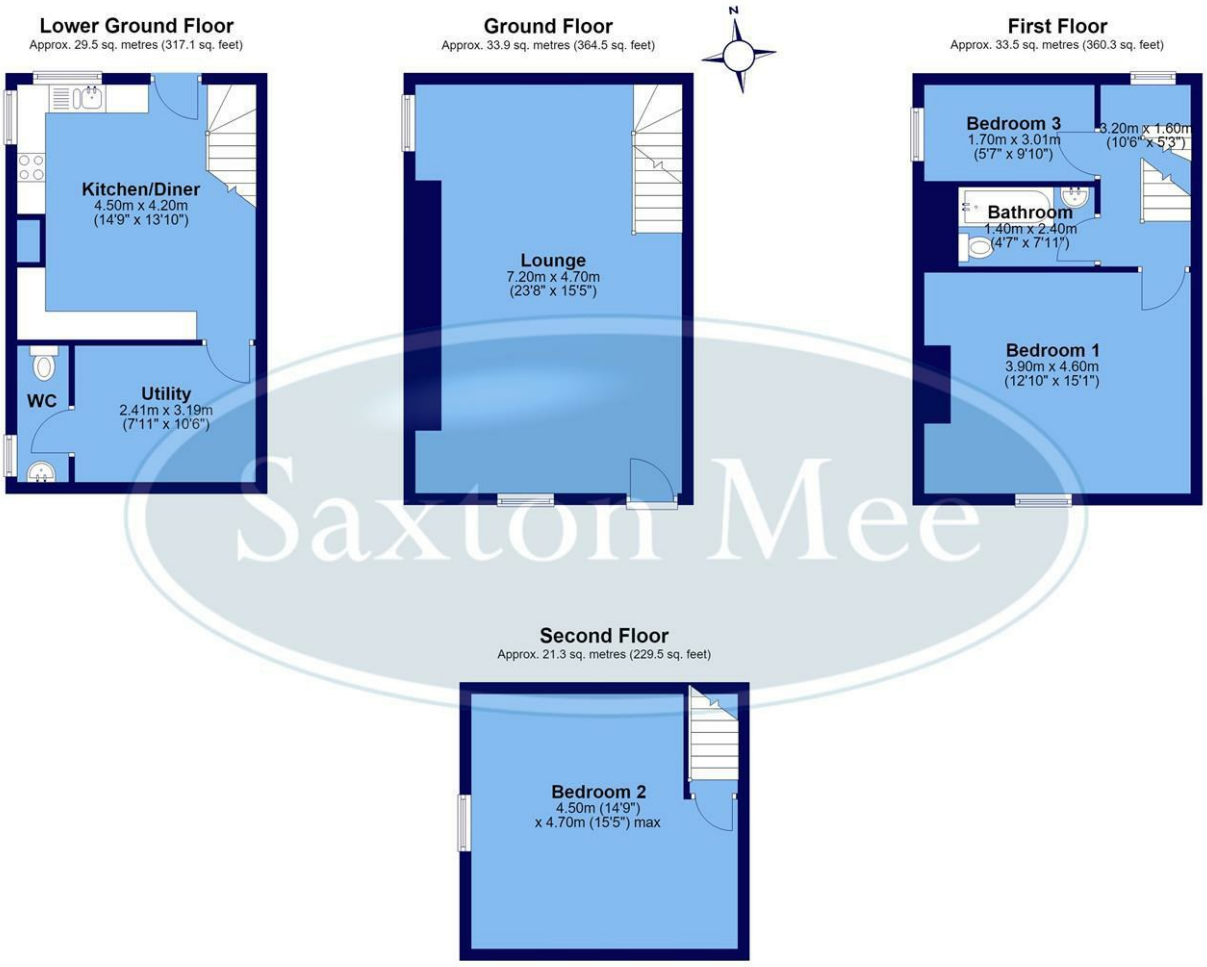

Total area: approx. 118.1 sq. metres (1271.3 sq. feet)

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

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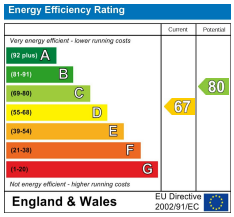

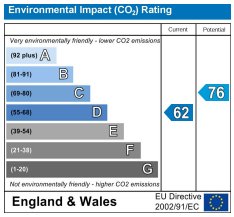

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