

Saxton Mee



Broomfield Lane Stocksbridge Sheffield S36 2AQ
Offers Around £230,000



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**** FREEHOLD ** NO CHAIN **** Situated on this quiet cul-de-sac on an admirable plot is this effectively extended, two double bedroom detached bungalow which enjoys a lovely south-west facing rear garden and benefits from a driveway providing off-road parking and a detached garage. The property has been well-kept by the current owner but is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter via a front uPVC door into the entrance hall with access into a large useful loft space, the lounge, kitchen, two bedrooms and the bathroom. The well proportioned lounge has dual aspect windows allowing natural light and a gas fire. The extended kitchen has a range of wall, base and drawer units with worktops which incorporate the sink and drainer. Integrated appliances include a double oven along with housing and plumbing for a washing machine, fridge and freezer. Rear uPVC entrance door.

Both bedrooms, are double in size, the principal benefits from fitted wardrobes and cupboards. Bedroom two has uPVC French doors opening into the extended garden room with a uPVC door opening onto the rear garden.

The bathroom has a three piece suite including bath with shower screen, WC and wash basin along with a cupboard.

- EFFECTIVELY EXTENDED, TWO DOUBLE BEDROOM DETACHED BUNGALOW
- GOOD SIZED PLOT WITH OFF-ROAD PARKING & A DETACHED GARAGE
- SOUTH-WEST FACING REAR GARDEN
- WELL PRORTIONED LOUNGE
- KITCHEN & GARDEN ROOM
- THREE PIECE SUITE BATHROOM
- EXCITING OPPORTUNITY
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE
 To the front is a gravelled area providing off-road parking along with a driveway which continues through double gates and leads to the detached garage. The good sized, south west facing rear garden has a lawn, planted areas, seating area, garden shed and a 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 C.

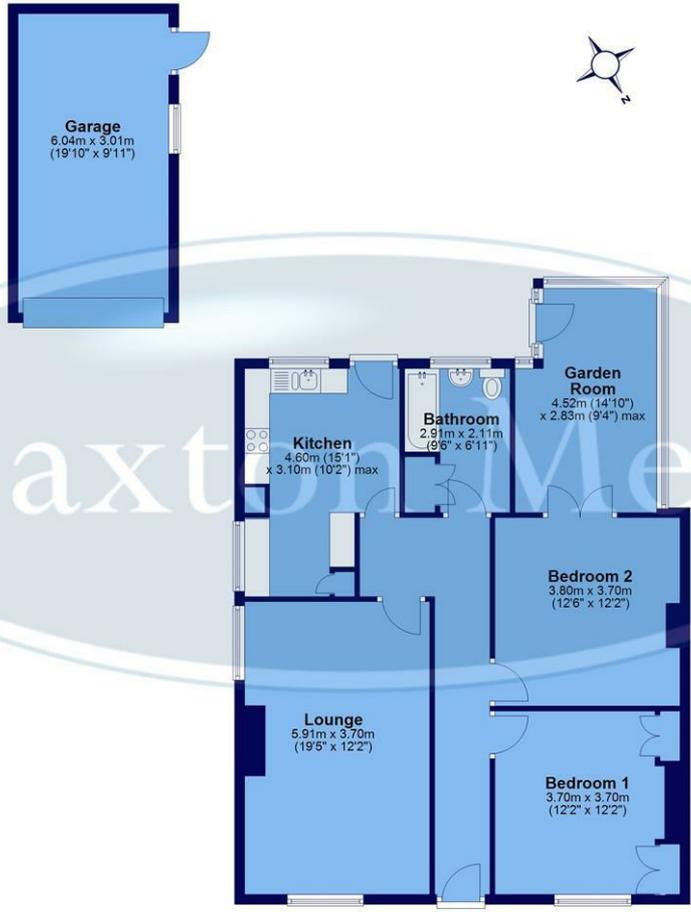
VALUER
 Greg Ashmore MNAEA

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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Ground Floor

Main area: approx. 94.6 sq. metres (1018.1 sq. feet)
Plus garages, approx. 18.2 sq. metres (195.7 sq. feet)



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Plus garages, approx. 18.2 sq. metres (195.7 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	60	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	59	70