



Sheldon Road Stocksbridge Sheffield S36 1FE
Guide Price £110,000

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GUIDE PRICE £110,000-£120,000 ** IN NEED OF MODERNISATION THROUGHOUT ** Situated in this popular residential area is this three bedroom semi detached property which benefits from uPVC double glazing and gas central heating. The property is in need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the accommodation comprises of composite entrance door which opens into the entrance hall. A door then opens into the lounge with multi-fuel stove. A further door opens into the kitchen diner with housing for the oven, washing machine and tumble dryer. Under stair storage cupboard. Rear uPVC French doors opening onto the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the attic, the three bedrooms and the bathroom comprising bath with overhead shower, WC and wash basin.

- FANTASTIC OPPORTUNITY
- IN NEED OF MODERNISATION
- THREE BEDROOMS
- GREAT LOCATION
- FOX VALLEY RETAIL PARK

OUTSIDE

To the front is a low wall and wrought iron gate, steps and a path lead to the entrance door. Access down the side of the property to the rear garden.

LOCATION

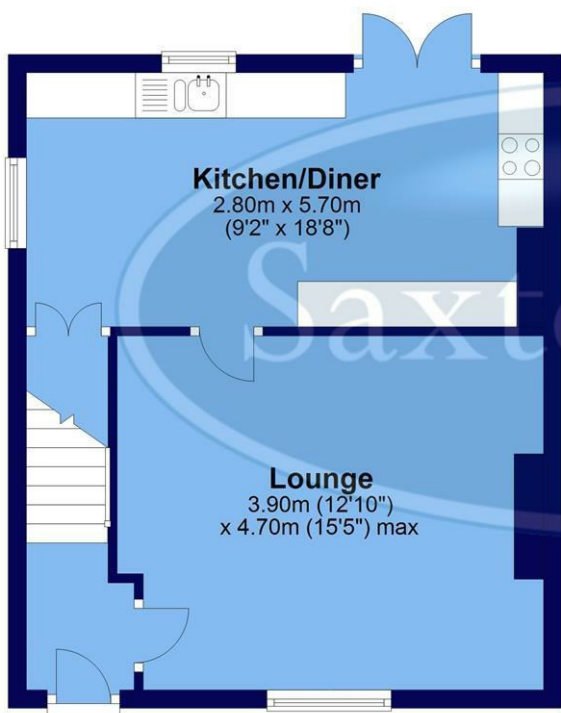
Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

VALUER

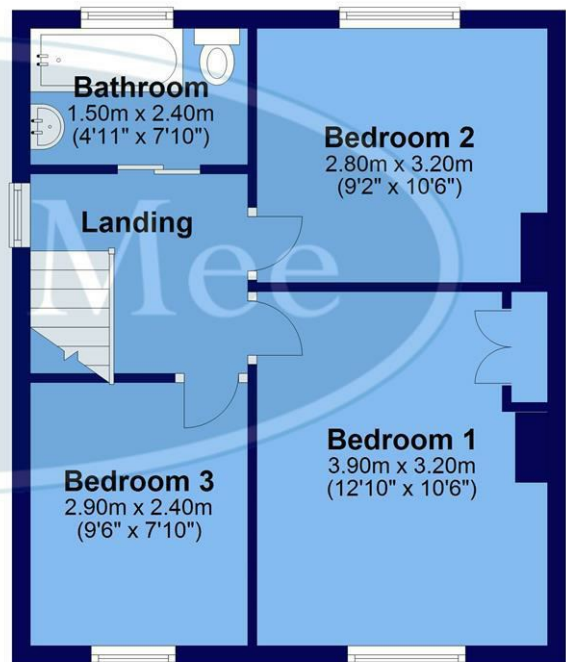
Greg Ashmore MNAEA

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.

Ground Floor
Approx. 38.8 sq. metres (417.6 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 77.6 sq. metres (835.2 sq. feet)

Crookes
Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		69	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		66	
EU Directive 2002/91/EC			