



Glebelands Road Stocksbridge Sheffield S36 1BG
Offers Around £200,000

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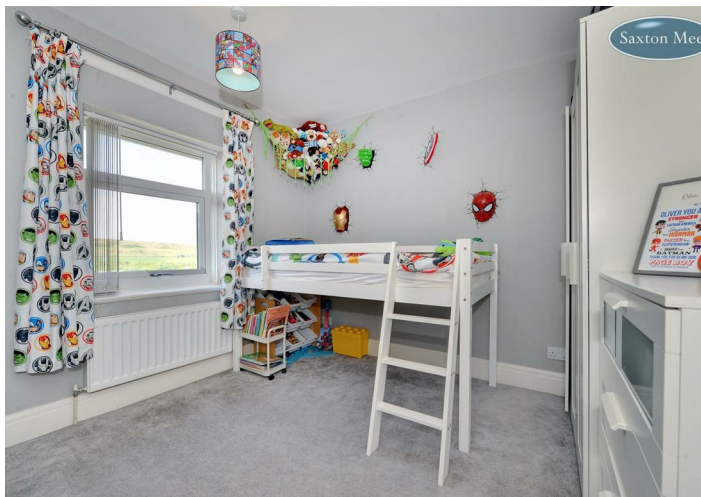
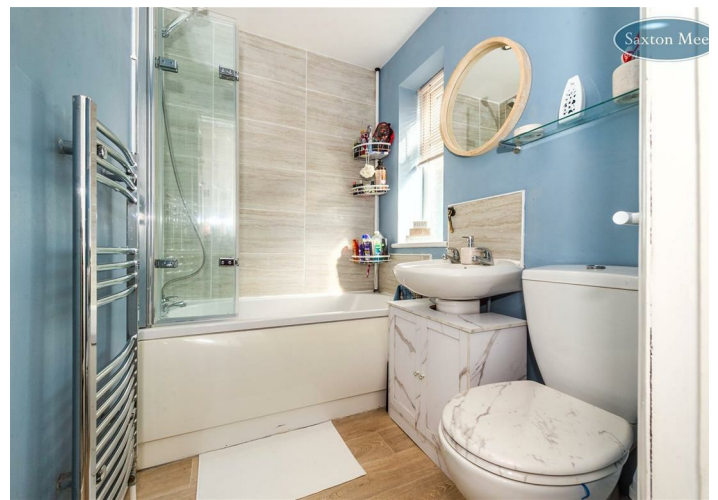
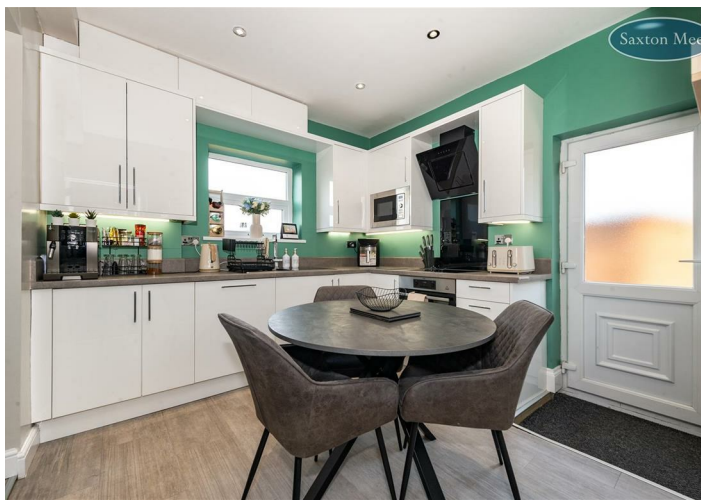
**** FREEHOLD **** Situated at the end of this quiet cul-de-sac on this attractive corner plot is this well presented three good sized bedroom semi detached property which enjoys a lovely outlook and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front composite entrance door into an extended porch with space for coats and shoes. A further door then opens into the entrance hall with access into the kitchen and the downstairs bathroom. The kitchen has a range of fitted units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, microwave and dishwasher. Side uPVC entrance door. The kitchen flows into the open plan lounge and dining room which has feature panelling and uPVC French doors which open onto a wooden decked terrace, providing a perfect extension for indoor outdoor dining. The bathroom is partially tiled and has a chrome towel radiator and a three piece suite including bath with shower attachment, WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space and the three good sized bedrooms. The master is an excellent double with dual aspect windows and ample space for furniture. Bedroom two is to the rear aspect. Bedroom three is to the front of the property.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- DOWNSTAIRS, THREE PIECE SUITE BATHROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN LOUNGE/DINING ROOM WITH uPVC FRENCH DOORS
- LARGE GARDEN WITH A WOODEN DECKED TERRACE & LAWN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front is a driveway providing off-road parking. Gated access to the fully enclosed rear garden which has a large wooden decked terrace and a large lawn. Hardstanding with a garden shed. The property backs onto allotments and a playing field.

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

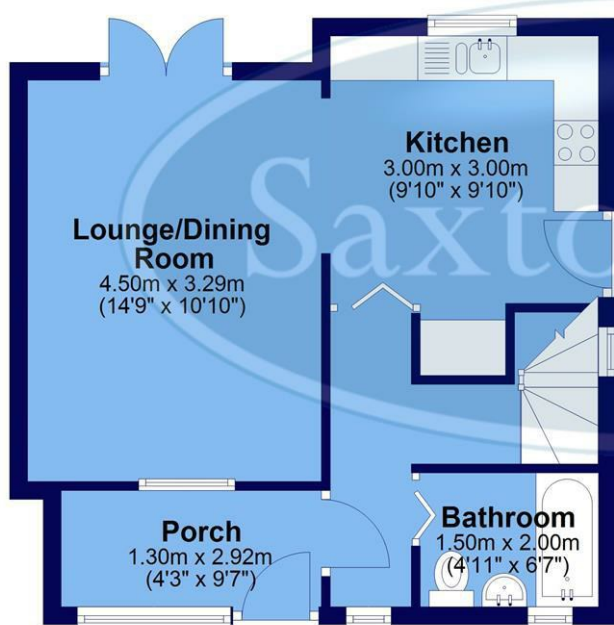
Greg Ashmore MNAEA

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.



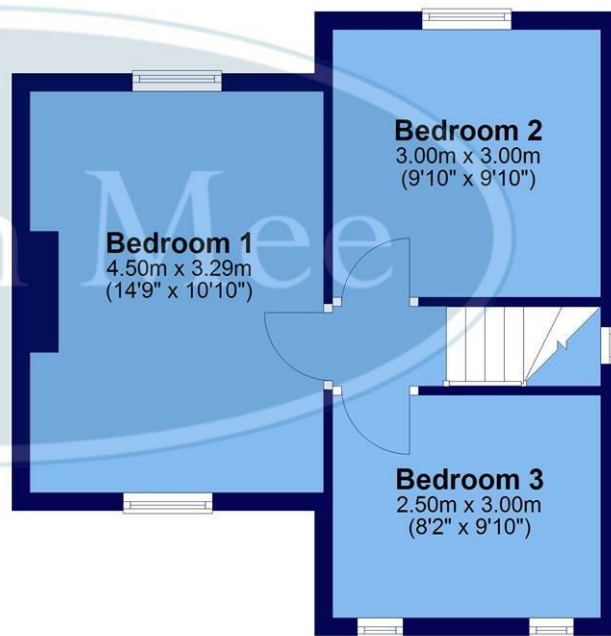
Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Total area: approx. 73.7 sq. metres (793.8 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

