

# Saxton Mee



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Shay House Lane Stocksbridge Sheffield S36 1FD  
Offers Around £310,000



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**\*\* FREEHOLD \*\*** Situated on this good sized corner plot is this effectively extended four bedroom, two bath/shower room/two reception room detached property which enjoys gardens to three sides and benefits from a gated driveway providing off-road parking, a versatile multipurpose/garden room, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the spacious living accommodation briefly comprises: enter through a uPVC door into the entrance hall with access into the sun room/second reception room with uPVC French doors opening onto the garden. A door then opens into an inner lobby with a downstairs WC and access into the kitchen/diner which has three Aluminium bi-fold doors with fitted blinds. There is a range of units with a contrasting worktop and a central island. There is space for a range cooker, the gas boiler and integrated appliances including a fridge, two freezers, washer/dryer and tumble dryer. Double doors then open into the well proportioned lounge with two front facing windows.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the four bedrooms, the family bathroom and a separate shower room. The principal bedroom is a good sized double and has fitted wardrobes. Double bedroom two is to the rear aspect. Bedrooms three and four are to the front aspect. The bathroom has a three piece suite including bath, WC and wash basin. The shower room has a chrome towel radiator, double shower enclosure and wash basin.

- IDEAL FAMILY HOME
- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINER WITH THREE ALUMINIUM BI-FOLD DOORS
- DOWNSTAIRS WC
- VERSATILE MULTIPURPOSE/GARDEN ROOM
- GARDENS TO THE FRONT, SIDE & REAR
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





**OUTSIDE**  
 To the front of the property double gates open to a driveway providing off-road parking and this leads to the very versatile multipurpose/garden room with power and lighting. Front artificial lawn. Access down either side of the property with an artificial lawn to the side and a resin seating area to the rear.

**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.

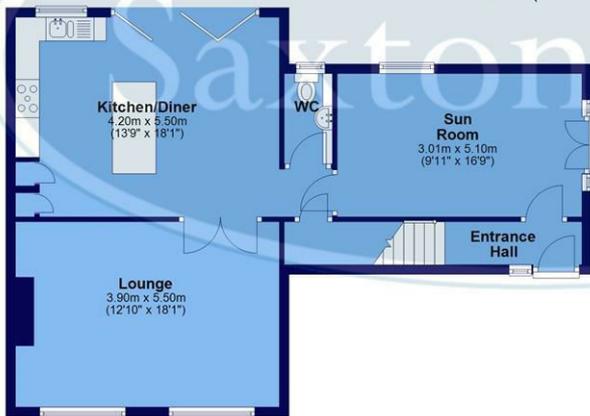
Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the 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 D.

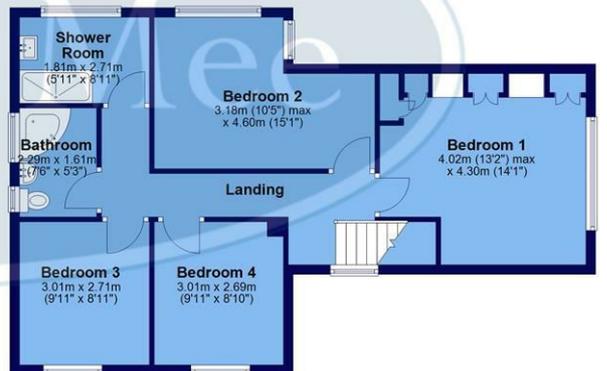
**VALUER**  
 Greg Ashmore MNAEA

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. 70.4 sq. metres (757.8 sq. feet)



**First Floor**  
Approx. 65.5 sq. metres (705.4 sq. feet)



**Total area: approx. 135.9 sq. metres (1463.2 sq. feet)**  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes  
Hillsborough  
Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
1-20	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	72