



Arthur Road, Stocksbridge, Sheffield, S36 1AE



Guide Price £170,000

GUIDE PRICE £170,000-£180,000 ** FREEHOLD ** Benefiting from having a detached garage and extended conservatory/utility is this three bedroom, semi detached property which also benefits from front and rear gardens, uPVC double glazing and gas central heating throughout. The well presented living accommodation briefly comprises of front uPVC entrance door which opens into the entrance hall. A door then opens into the well proportioned, open plan lounge/dining room with front and rear windows which fill the room with natural light. From the dining room and entrance hall a door opens into the separate kitchen. The kitchen has a range of wall, base and drawer units with a granite effect roll edge complementary work surface incorporating the stainless steel sink and drainer with mixer tap. Space for cooker and housing for a fridge. Under stair storage cupboard. A door then opens into the extended conservatory/utility with housing and plumbing for a washing machine and tumble dryer. Front and rear uPVC doors. From the entrance hall a staircase rises to the first floor landing with access into the three bedrooms and the three piece suite bathroom comprising bath, WC and wash basin set in a vanity unit.

OPEN 7 DAYS A WEEK



OUTSIDE

To the front steps and path lead to the entrance door. Front lawn garden with planted border. To the rear is a fully enclosed garden which includes a lawn and patio. Accessed from an un-adopted road to the rear is the detached brick built garage.

LOCATION

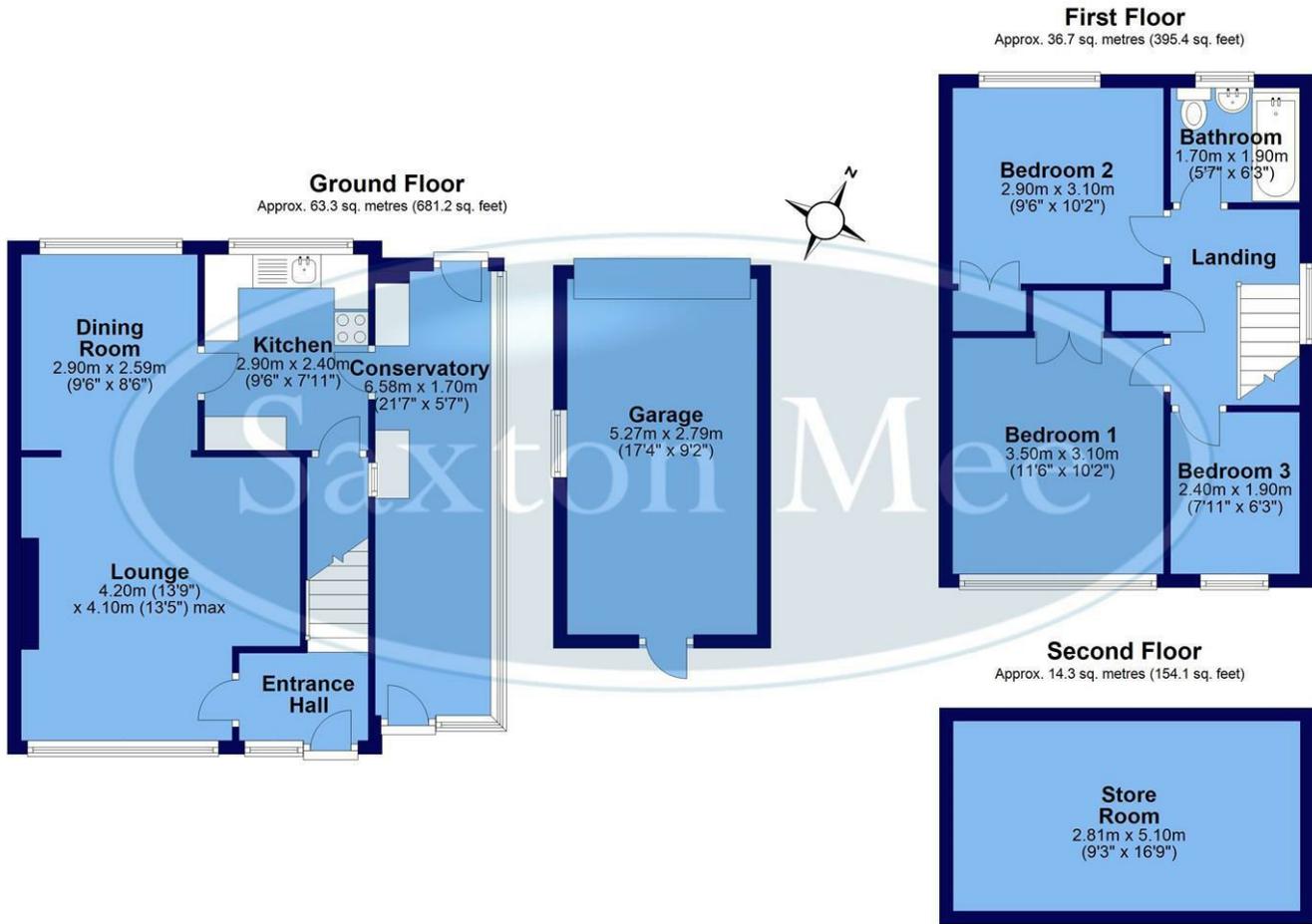
Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools including Stocksbridge Infant, Junior and High School. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself 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







Total area: approx. 114.3 sq. metres (1230.7 sq. feet)

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	

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	

**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

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.

