

Saxton Mee



Paterson Gardens Stocksbridge Sheffield S36 1JR
Guide Price £110,000

St Luke's
Sheffield's Hospice

Paterson Gardens

Sheffield S36 1JR

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GUIDE PRICE £110,000-£120,000 ** FREEHOLD ** NO CHAIN ** Situated on this quiet cul-de-sac is this two bedroom terrace property which benefits from allocated parking, a side garden, uPVC double glazing, a modern boiler and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

The accommodation briefly comprises: you can enter through both the side and front doors into the kitchen. The kitchen has a range of fitted units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor along with housing and plumbing for a washing machine, fridge and the gas boiler (approximately 12 months old). A door then opens into the lounge with feature wallpaper and an electric fire, which is the focal point of the room.

An open plan staircase rises to the first floor landing with access into the useful loft space, the two bedrooms and the bathroom. The master bedroom has fitted wardrobes and cupboards and a storage cupboard over the stairs. Double bedroom two is to the front aspect. The bathroom is fully tiled and has a three piece suite including bath with electric shower, WC and wash basin.

- TWO DOUBLE BEDROOM TERRACE
- KITCHEN/DINER
- LOUNGE
- THREE PIECE SUITE BATHROOM
- ALLOCATED PARKING
- SIDE GARDEN
- FOX VALLEY SHOPPING CENTRE
- FREEHOLD - NO CHAIN
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

Allocated parking to the front and a lawn garden, steps and path lead to the front and side entrance doors. There is a further allocated parking space which is partly taken up with a garden shed. Side garden area with a wooden decked area.

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.



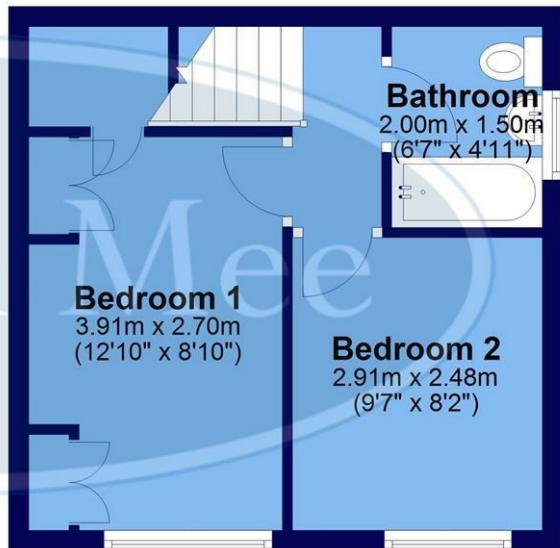
Ground Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.5 sq. feet)



Total area: approx. 53.7 sq. metres (577.9 sq. feet)

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

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Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B4) B	Potential
(C5-C8) C	
(D9-D11) D	
(E12-E14) E	
(F15-F18) F	
(G19-G21) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A1 plus) A	Current
(B1-B4) B	Potential
(C5-C8) C	
(D9-D11) D	
(E12-E14) E	
(F15-F18) F	
(G19-G21) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
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