



Broomfield Lane, Stocksbridge, Sheffield, S36 2AQ



Guide Price £350,000

GUIDE PRICE £350,000-£375,000 ** TWO BEDROOM BUNGALOW WITH A LARGE SIDE GARDEN/BUILDING PLOT WITH OUTLINE PLANNING FOR A DETACHED PROPERTY 22/03118/OUT ** SOUTH FACING REAR SWIMMING POOL WITH GARDEN AREA ** DETACHED DOUBLE GARAGE WITH AMPLE PARKING ** Situated on this admirable plot with enormous potential is this two double bedroom detached bungalow which benefits from a large detached garage, uPVC double glazing and warm air heating system. In brief, the living accommodation comprises: entrance door which opens into the extended entrance porch, a door then opens into the entrance lobby with a storage cupboard and access into the loft space. Access into the open plan lounge and dining area. Separate kitchen having a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven, fridge, freezer and housing and plumbing for a washing machine. Two double bedrooms and a bathroom with a full suite comprising bath, shower cubicle, bidet, WC and wash basin.

OPEN 7 DAYS A WEEK



OUTSIDE

Double gates open to the driveway providing ample off-road parking and leads to the detached garage with power and lighting. Lawn gardens to the front and side with attractive planted borders. The large side garden has outline planning permission for a detached property. South facing swimming pool.

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.

NOTES

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA





Ground Floor

Main area: approx. 75.5 sq. metres (812.4 sq. feet)
Plus garages, approx. 37.3 sq. metres (401.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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	82
(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

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