



Sitwell Avenue Stocksbridge Sheffield S36 1FF
Guide Price £175,000

Sitwell Avenue

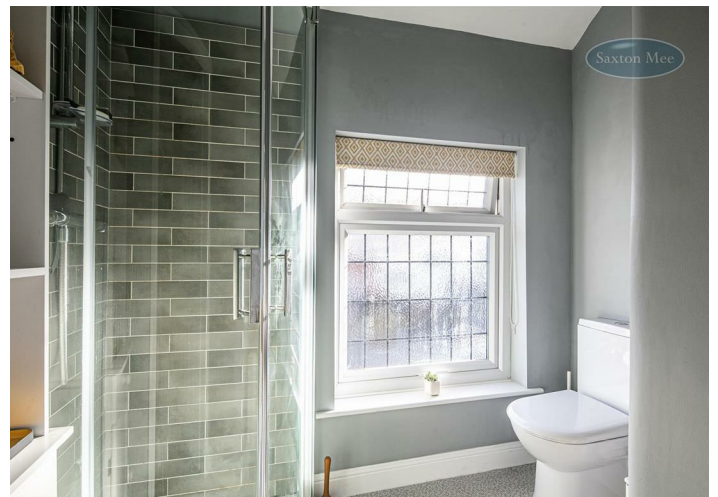
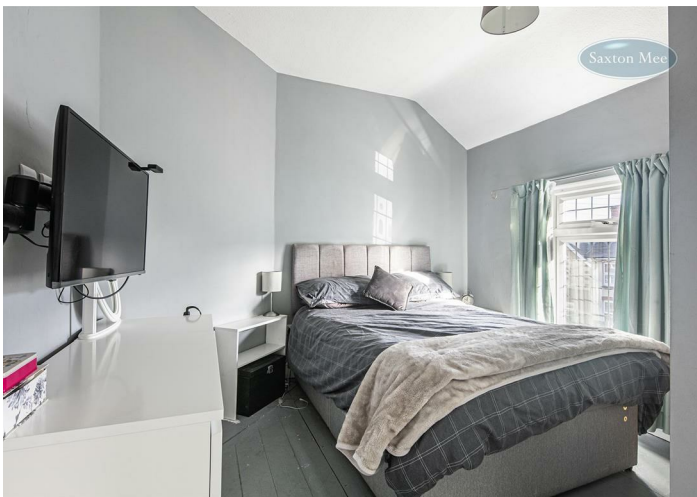
Sheffield S36 1FF

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PRICE GUIDE £175,000-£185,000 Situated on this popular Garden Village Estate is this three bedroom, two bathroom semi detached property which enjoys a good size garden and benefits from uPVC double glazing and gas central heating. The well presented living accommodation briefly comprises uPVC entrance door which opens into the entrance hall. Access into the lounge with a large front window filling the room with natural light. A door then opens into the well proportioned dining room with uPVC French doors opening onto the rear garden. The focal point of the room is the gas fire with attractive surround. 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 appliances include electric oven, fridge and dishwasher. Side uPVC entrance door. Access to the downstairs bathroom comprising bath with electric shower, WC and wash basin. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space and the three bedrooms. The master benefits from an en suite shower room comprising shower cubicle, WC and wash basin. Bedroom two benefits from fitted wardrobes and a cast iron fireplace.

- VIEWING ESSENTIAL
- THREE BEDROOMS/TWO BATHROOMS
- GOOD SIZE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- FABULOUS LOCATION





OUTSIDE

To the front is a garden with path leading to the entrance door. Access via gate down the side of the property leads to the fully enclosed rear garden and includes a lawn, wooden decked seating area. A central path leads to a large summer house/garden shed.

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 A.

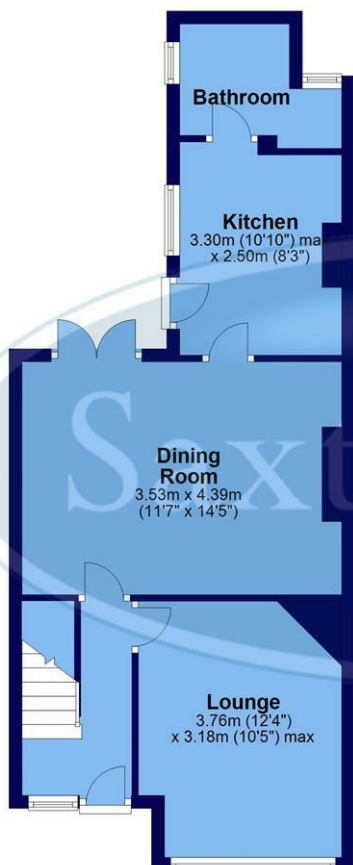
VALUER

Greg Ashmore MNAWA

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.

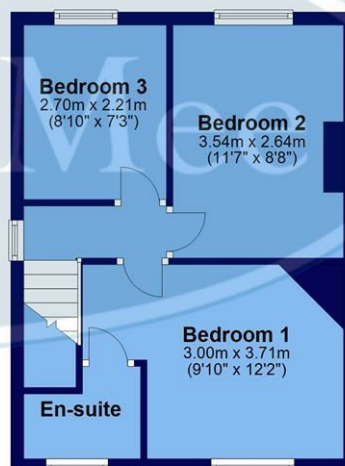
Ground Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 80.6 sq. metres (867.1 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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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			
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