

Saxton Mee

Saxton Mee



Coal Pit Lane Stocksbridge Sheffield S36 1AW
Price Guide £300,000



Coal Pit Lane

Sheffield S36 1AW

Price Guide £300,000

****PRICE GUIDE £300,000-£325,000 ** FREEHOLD **** Situated on this admirable plot is this good sized, two double bedroom detached bungalow which enjoys gardens to the front, side and rear and benefits from a driveway providing off-road parking, garage, an extended porch and garden room, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front uPVC door into a porch which in turn gives access into the garage and kitchen. The garage has power, lighting, up and over door and houses the gas boiler. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven, dishwasher, fridge and a four ring hob with extractor above. There is a pantry off with fitted shelving and space for a further fridge freezer. A door opens to an inner lobby with access to a utility/WC with housing and plumbing for a washing machine and tumble dryer. An opening leads into the the extended garden room which has uPVC French doors opening onto a side garden.

From the kitchen, access into the dining room with attractive flooring. A large opening leads through to the lounge which has windows to the front, side and rear, making this a bright and airy space. The gas fire set in an attractive surround is the focal point of the room. From the dining room, access into a study with an opening into a further porch.

From the study, access into double bedroom two and a hallway with access to the loft space, the principal bedroom and the shower room. The good sized shower room has a walk-in shower, WC, wash basin and bidet.

- WELL PROPORTIONED BUNGALOW
- TWO DOUBLE BEDROOMS
- LOUNGE, DINING ROOM & KITCHEN
- GOOD SIZED SHOWER ROOM
- GARDEN ROOM, UTILITY & STUDY
- DRIVEWAY & GARAGE
- GARDENS TO THE FRONT, SIDE & REAR
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS
- AMENITIES & SCHOOLS CLOSE-BY





OUTSIDE

To the front is a lawned garden with a long block-paved driveway leading to the garage. A path down the side of the property leads to the rear garden with a lawned area and garden shed. The side garden has a further lawn, garden pond and patio.

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 C.

VALUER

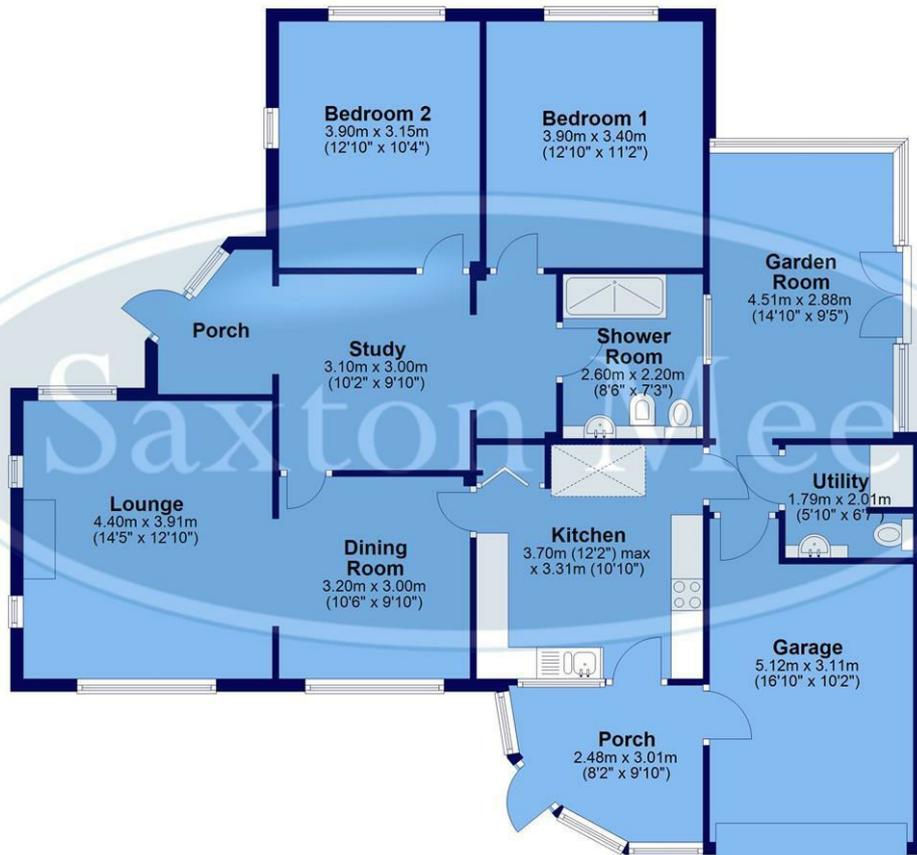
Greg Ashmore MNAEA

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.

Saxton Mee

Ground Floor

Approx. 131.2 sq. metres (1412.1 sq. feet)



Total area: approx. 131.2 sq. metres (1412.1 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Very energy efficient - higher running costs	G (1-20)		
		65	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (81-91)		
B (61-80)			
C (41-60)			
D (21-40)			
E (1-20)			
		65	69
England & Wales		EU Directive 2002/91/EC	