



Broomfield Road Stocksbridge Sheffield S36 2AR
Price £165,000

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**** FREEHOLD **** Recently modernised is this two generous sized bedroom, stone built end cottage style terrace which enjoys a landscaped rear garden with a composite decked terrace and benefits from an occasional loft room, uPVC double glazing and gas central heating.

Tastefully decorated in neutral tones, the well presented living accommodation briefly comprises: enter through a front composite door into the open plan modern and contemporary kitchen/diner. The kitchen has new LVT flooring and a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a dishwasher and microwave along with space for a Range cooker, fridge and washing machine. Access to the cellar head with steps descending to the large cellar which goes under both the lounge and kitchen with power and lighting and offers useful storage. From the kitchen/diner a door opens into the inner lobby with access into the lounge which has fitted cupboards and shelving to one side of the chimney breast, a feature stone hearth and a rear uPVC entrance door.

From the inner lobby, a staircase rises to the first floor landing with access into the two generous sized bedrooms and the bathroom. The principal bedroom has fitted wardrobes to one side of the chimney breast and a cupboard over the stairs. The stylish bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

From the landing, a further staircase rises to the second floor and the occasional loft room which has storage over the stairs and a large Velux window.

- BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT
- TWO GENEROUS SIZED BEDROOMS
- STYLISH BATHROOM
- LANDSCAPED GARDEN WITH A COMPOSITE DECKED TERRACE
- SPACIOUS LOUNGE & KITCHEN/DINER
- OCCASIONAL LOFT ROOM
- LARGE CELLAR
- FAR REACHING COUNTRYSIDE VIEWS
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Access down the side of the property leads to a landscaped rear garden which has a composite decked terrace.

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.

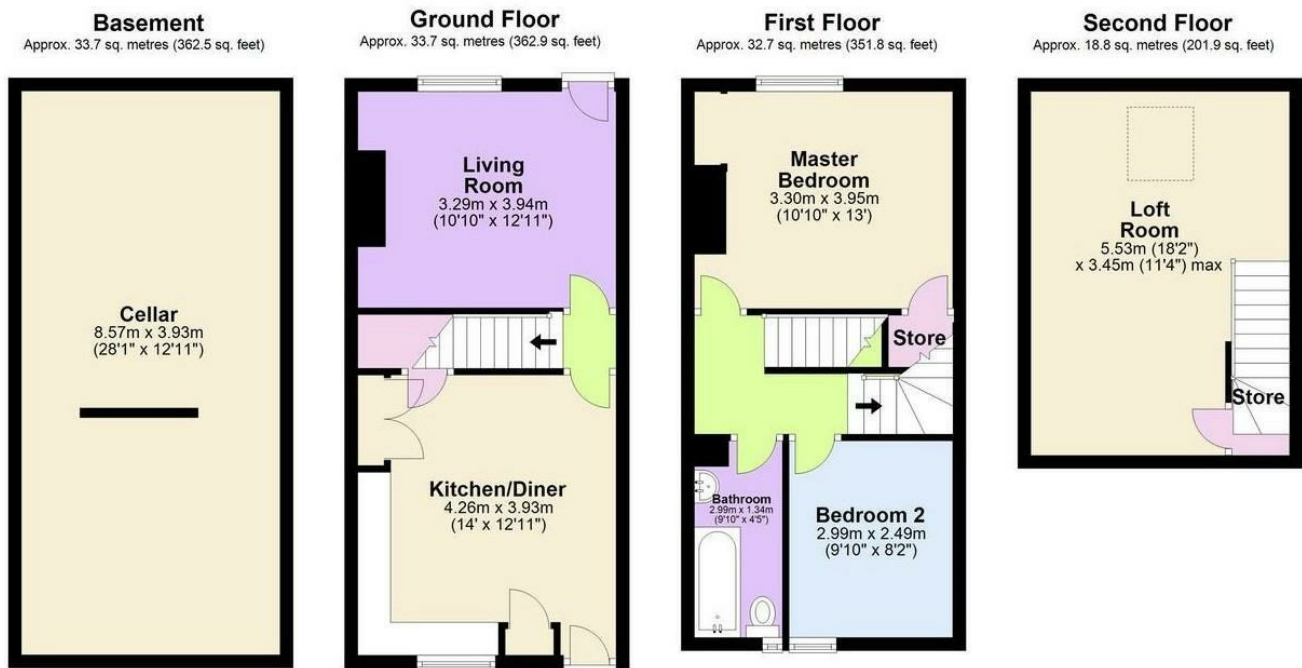
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

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Total area: approx. 118.8 sq. metres (1279.1 sq. feet)

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