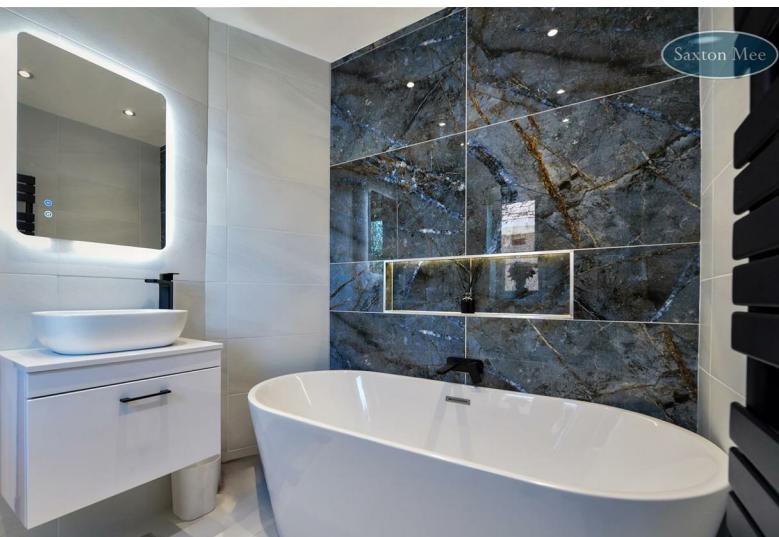


Saxton Mee

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**Smithy Moor Avenue Stocksbridge Sheffield S36 1FN**  
**Guide Price £195,000**

**St Luke's**  
Sheffield's Hospice

# Smithy Moor Avenue

Sheffield S36 1FN

**Guide Price £195,000**

GUIDE PRICE £195,000-£205,000 \*\* NO CHAIN \*\* SOUTH FACING REAR GARDEN \*\* Viewing is essential to appreciate the accommodation on this recently modernised and largely extended, two double bedroom, two bathroom, bay fronted semi detached property. The property has a good size rear garden and benefits from a garage, uPVC double glazing and gas central heating. Finished to a high standard, improvements include a new kitchen, new shower room and bathroom, redecorated, new flooring, blinds along with external and internal doors. Tastefully decorated throughout, the well presented living accommodation briefly comprises, front composite door which opens into the entrance hall. Access into the lounge with a lovely bay window with fitted blinds. Double doors then open into a dining room with access to an under stair storage cupboard which houses the new gas boiler and consumer unit. An opening then leads into the kitchen which has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the ceramic hob with extractor above. Integrated appliances include an electric oven and microwave. A door then opens to the stylish shower room with double walk-in shower, WC and wash basin. Off the kitchen, is a porch with plumbing for a washing machine and a rear uPVC door. From the entrance hall, a staircase rises to the second floor with access into the loft space, the two double bedrooms and the bathroom. The good size master has a front facing window and benefits from a fitted wardrobe. Bedroom two overlooks the rear garden. The bathroom has a LED bluetooth mirror, towel radiator and a three piece suite including large bath, WC and wash basin.

- VIEWING RECOMMENDED
- TWO DOUBLE BEDROOM, TWO BATHROOM SEMI DETACHED PROPERTY
- GARAGE
- SOUTH FACING REAR GARDEN
- RECENTLY MODERNISED & FINISHED TO A HIGH STANDARD
- LOUNGE, DINING ROOM & KITCHEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





#### OUTSIDE

To the front of the property is a garage with up and over door. A gate opens to steps and path which leads to the front entrance door. The path continues down the side of the property to the good size, south facing rear garden which is mostly laid to lawn and has a patio and garden sheds.

#### 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. Close to Underbank Reservoir and 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.

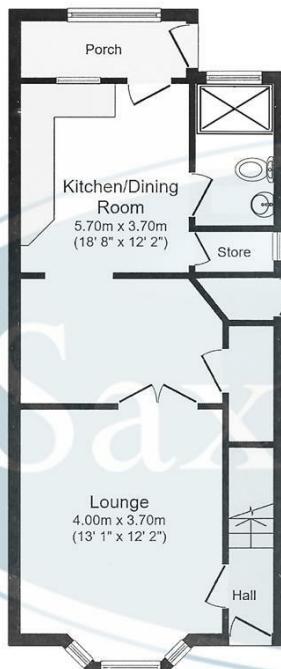
#### MATERIAL INFORMATION

The property is Leasehold with 750 Years at £15 per annum. 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**

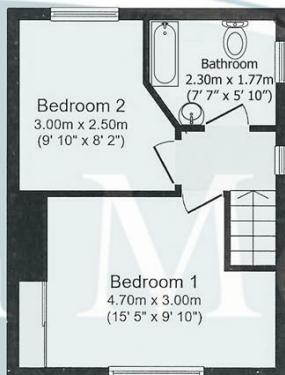
Bathroom  
2.50m x 1.40m  
(8' 2" x 4' 7")

Kitchen/Dining  
Room  
5.70m x 3.70m  
(18' 8" x 12' 2")

Store

Lounge  
4.00m x 3.70m  
(13' 1" x 12' 2")

Hall



**First Floor**

**Total Floor Area**  
**814 sq.ft**  
**(75.7sq.m.)**

**Crookes  
Hillsborough  
Stocksbridge**

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82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



 OnTheMarket.com

 St Luke's  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	
(B1-B1) B	
(C2-C9) C	
(D5-D8) D	
(E9-E4) E	
(F11-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(A2 plus) A	
(B1-B1) B	
(C2-C9) C	
(D5-D8) D	
(E9-E4) E	
(F11-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales