

Saxton Mee



Cedar Road Stocksbridge Sheffield S36 1AS
Guide Price £120,000

Cedar Road

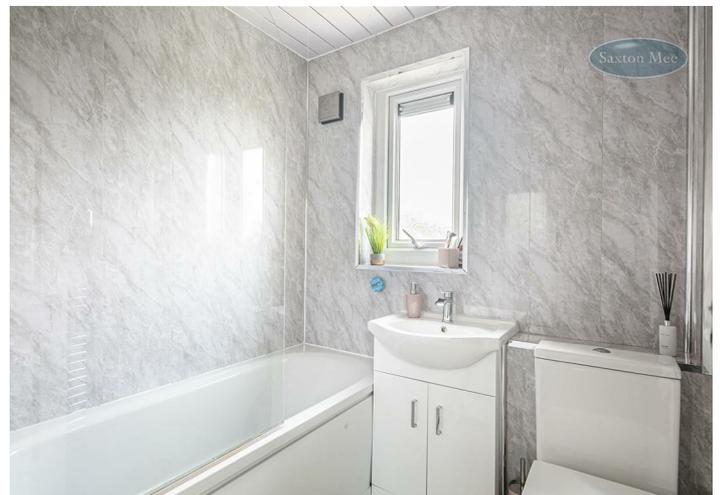
Sheffield S36 1AS

Guide Price £120,000

GUIDE PRICE £120,000-£125,000 Situated in this popular residential area is this two double bedroom end terrace property which is set back from the road enjoying views over the green, a fully enclosed rear garden and benefits from uPVC double glazing and gas central heating throughout. In brief, the living accommodation comprises of uPVC entrance door which opens into the entrance hall. A door opens into the lounge with a large front window filling the room with natural light and a useful under stair storage cupboard. Double doors open into the well proportioned kitchen/diner having a range of wall, base and drawer units with a work surface which incorporates the sink, drainer and the four ring gas hob with extractor above. Integrated electric oven, housing and plumbing for a washing machine and the housed gas boiler. Ample space for a dining table and chairs. Rear entrance door. From the entrance hall a staircase rises to the first floor landing with access into the partly boarded loft space, two double bedrooms, both benefiting from storage cupboards off and the newly fitted three piece suite bathroom comprising bath with overhead electric shower, WC and wash basin set in a vanity unit.

- VIEWING RECOMMENDED
- TWO DOUBLE BEDROOMS
- EXCELLENT LOCATION ON THE CUSP OF COUNTRY WALKS
- FOX VALLEY SHOPPING CENTRE
- FULLY ENCLOSED REAR GARDEN





OUTSIDE

A front lawn and access to the entrance door. Access down the side of the property leads to a gate which opens to the fully enclosed rear garden which includes a large patio and lawn. Outbuilding providing useful storage.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

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.

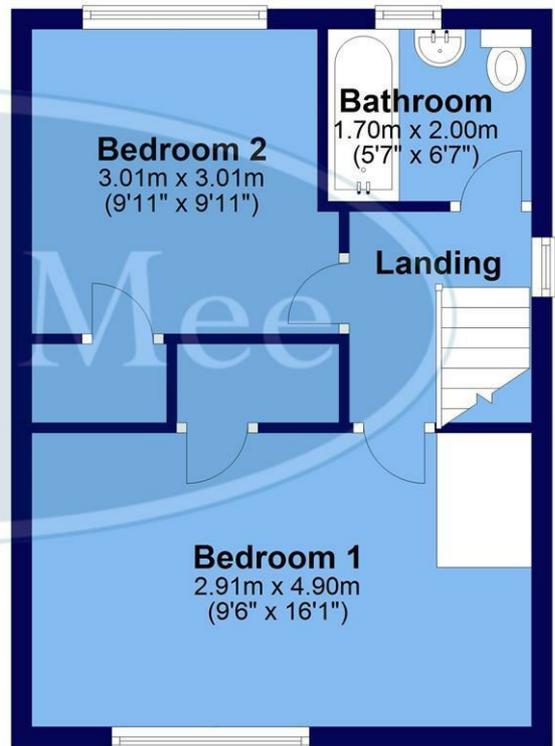
Ground Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 67.7 sq. metres (728.7 sq. feet)

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		87	59
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-60)	C		
(35-60)	D		
(15-54)	E		
(11-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	