



**Pearson Street Stocksbridge Sheffield S36 1EQ**  
**Guide Price £110,000**



## Pearson Street

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GUIDE PRICE £110,000-£120,000 \*\* FREEHOLD \*\* Situated on this quiet cul-de-sac position is this deceptively spacious, two double bedroom end terrace property which has recently been modernised and benefits from a large two storey rear extension. The living accommodation briefly comprises: a rear uPVC entrance door opens into the extended dining kitchen having a range of wall, base and drawer units. Integrated double electric oven, four ring gas hob and extractor. Housing and plumbing for a washing machine and dishwasher. An open plan doorway leads into the inner lobby with a door giving access to stone steps leading down to the two cellar compartments benefiting from a vaulted ceiling, original stone table and offering useful storage. From the inner lobby access to the lounge the focal point of the room being the cast iron multi fuel stove. First floor landing: access into the loft space. Two excellent double bedrooms, bedroom two benefiting from a rear extension and the master benefiting from a storage cupboard over the stairs. Newly fitted bathroom having a white suite and comprising bath with electric shower, glass shower screen, WC and wash basin.

- DECEPTIVELY SPACIOUS ACCOMMODATION
- MODERNISED
- VIEWING RECOMMENDED
- NEW BATHROOM
- REAR EXTENSION







## OUTSIDE

An adopted road gives access to the quiet cul-de-sac position. Parking to the front.

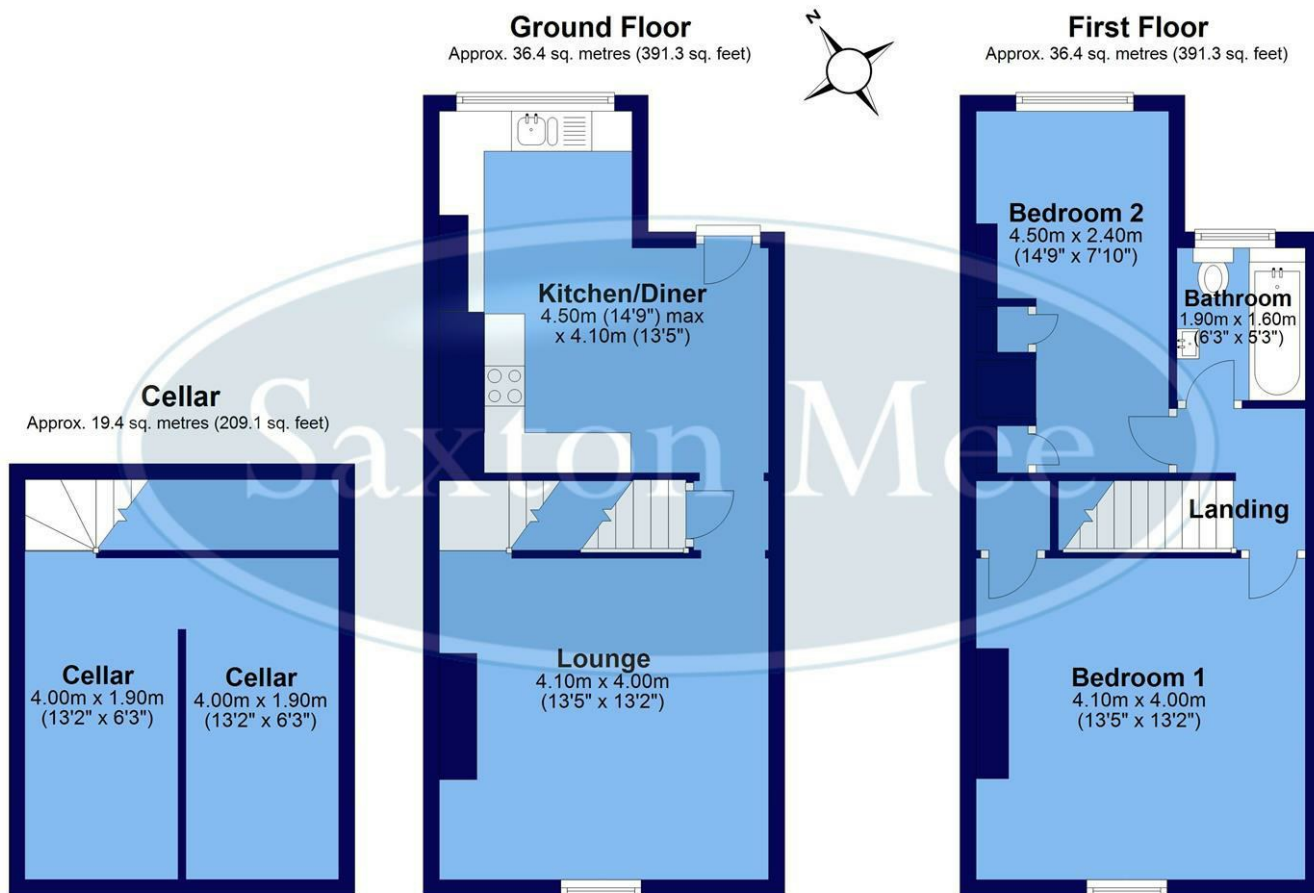
## LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools including Stocksbridge Infant, Junior and High School. 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.



Total area: approx. 92.1 sq. metres (991.7 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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