

# Saxton Mee

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Cedar Road Stocksbridge Sheffield S36 1AS  
Offers In The Region Of £180,000



## Cedar Road

Sheffield S36 1AS

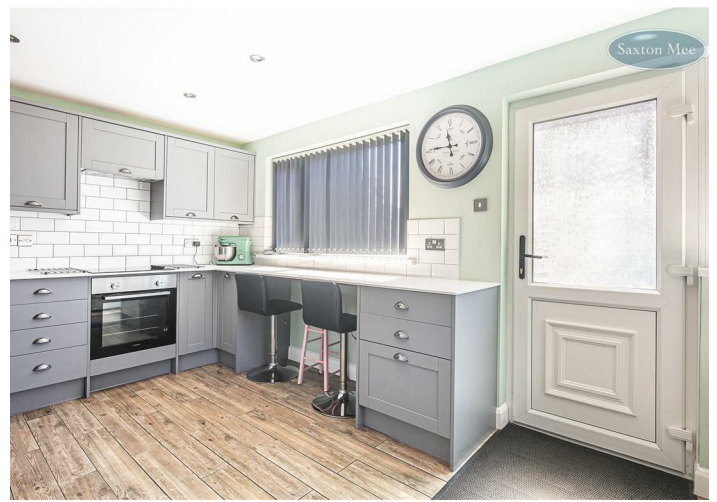
### Offers In The Region Of £180,000

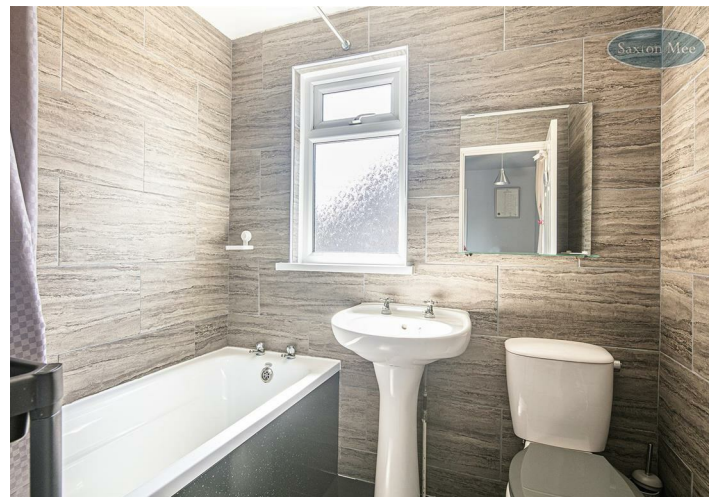
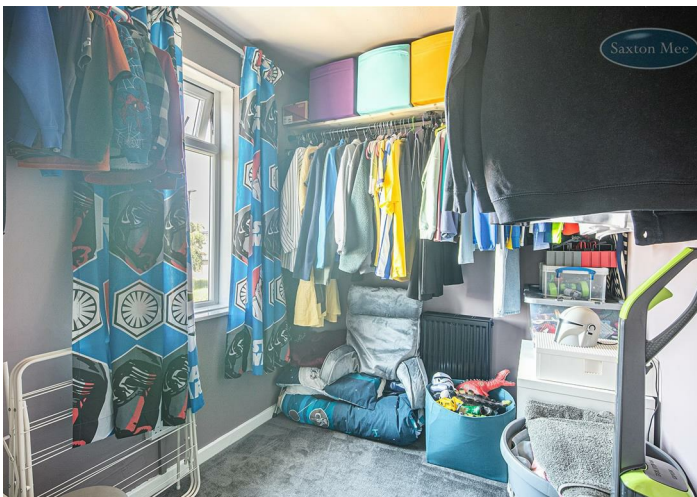
**\*\* FREEHOLD \*\*** Situated on this admirable plot is this three bedroom semi detached property which enjoys lawned gardens to the front and side and benefits from a large block-paved driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. The property is located in a popular residential area near to open countryside.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a uPVC door leads into the entrance hall. There is access into the lounge with a front window allowing natural light and feature panelling. A door then opens to the modern and contemporary kitchen/diner. The kitchen has a range of units with contrasting worktops which incorporate the sink. Integrated appliances include a dishwasher, electric oven, four ring hob with extractor above. There is space for an American style freezer, a breakfast bar, the housed gas boiler and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a useful loft space via pull-down ladders, the three bedrooms and the bathroom. The principal double bedroom is to the front. Double bedroom two is to the rear. Bedroom three is to the front. The bathroom is fully tiled and has three piece suite including bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOMS
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE & KITCHEN/DINER
- THREE PIECE SUITE BATHROOM
- GARDENS TO THE FRONT & SIDE
- LARGE BLOCK-PAVED DRIVEWAY
- DETACHED GARAGE
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





**OUTSIDE**

There are lawned gardens to the front and side along with a large block-paved driveway which leads to the detached garage.

**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**

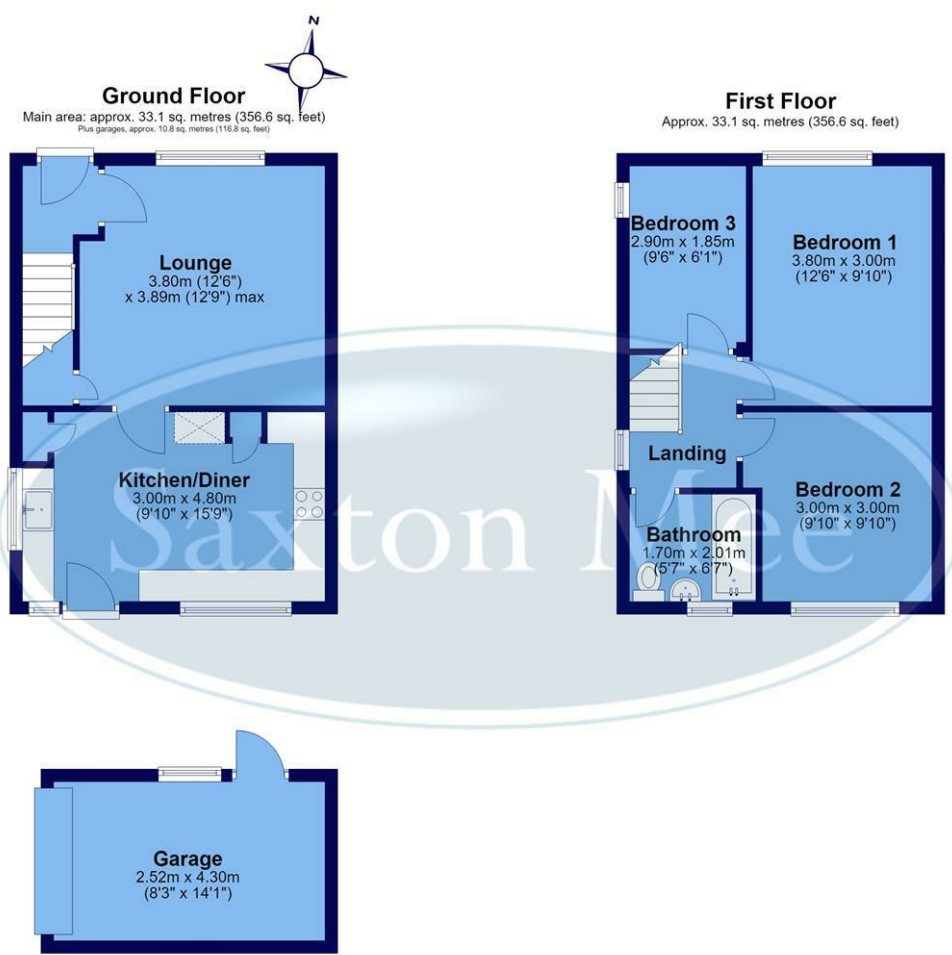
The property is Freehold and currently Council Tax Band A.

**VALUER**

Greg Ashmore MNAEA

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.

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Main area: Approx. 66.3 sq. metres (713.2 sq. feet)  
Plus garages, approx. 10.8 sq. metres (116.8 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes** 245 Crookes, Sheffield S10 1TF T: 0114 266 8365  
**Hillsborough** 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055  
**Stocksbridge** 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A	(81-91) B			(81-91) A			
(81-91) B	(69-80) C			(69-80) B			
(69-80) C	(55-68) D			(55-68) C			
(55-68) D	(39-54) E			(39-54) D			
(39-54) E	(21-38) F			(21-38) E			
(21-38) F	(1-20) G			(1-20) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		69	77	England & Wales		74	78
EU Directive 2002/91/EC				EU Directive 2002/91/EC			