



Smithy Moor Avenue Stocksbridge Sheffield S36 1FN
Guide Price £190,000

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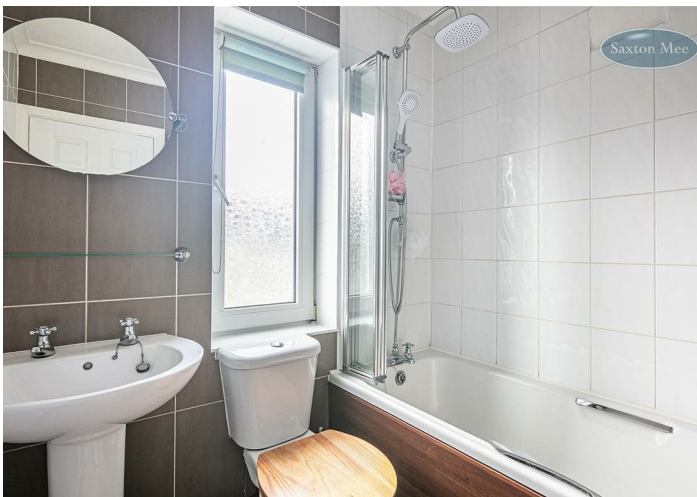
Sheffield S36 1FN

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GUIDE PRICE £190,000-£200,000 ** SOUTH FACING REAR GARDEN ** Situated on this popular residential road is this effectively extended, three bedroom semi detached property which enjoys a fantastic, south facing rear garden with a large garden room and benefits from off-road parking, uPVC double glazing and gas central heating. Tastefully decorated throughout, the well presented living accommodation briefly comprises, front composite door which opens into the entrance hall with an under stair storage cupboard and access into the lounge and dining room. The lounge has a lovely bay window allowing lots of natural light, while the focal point is the feature wall with a cast iron stove. The dining room has useful cupboard space, space for an American style fridge freezer and attractive flooring. A large opening leads into the kitchen which has a range of wall, base and drawer units with a contrasting work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and washing machine. There is a side entrance door with access to the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The good size master is front facing enjoying the attractive views and has ample space for furniture. Double bedroom two has fitted storage and again room for furniture. The bathroom comes with a three piece suite including bath with shower attachment and rainfall shower, WC and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- LOUNGE, DINING ROOM & EXTENDED KITCHEN
- LANDSCAPED, SOUTH FACING REAR GARDEN
- OUTSIDE WC & LARGE GARDEN ROOM
- FOX VALLEY SHOPPING CENTRE
- LOCAL AMENITIES, PUBLIC TRANSPORT LINKS & SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY LINKS





OUTSIDE

To the front is off-road parking. Steps and path lead to the entrance door. To the rear is a landscaped tiered garden with an Indian stone patio, lawn and a wooden decked seating area. The large garden room has electric and lighting. Outside WC.

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.



Total area: approx. 78.7 sq. metres (847.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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