



## 3 Maple Grove

Stocksbridge, Sheffield, S36 1ED

Offers Over £150,000



Be quick to snap up this fantastic property situated in a quiet cul-de-sac countryside location with stunning views, in the highly regarded area of Stocksbridge.

Perfect for first-time buyers and investors alike, this home offers the best of both worlds — peaceful surroundings with excellent local amenities close by. Stocksbridge continues to grow in popularity thanks to its fantastic community feel, scenic countryside walks, and superb commuter links to Sheffield and the Peak District.

The property is conveniently located near the popular Fox Valley Shopping Centre, offering a great selection of shops, cafés, restaurants, supermarkets, and leisure facilities right on your doorstep. Excellent schools, parks, and transport connections further add to the appeal of this sought-after location.

Early viewing is highly recommended, properties in this desirable area don't stay on the market for long!



### Entrance Porch

Entrance is via a secure and attractive porch, providing useful additional storage space and a welcoming first impression to the home.

### Hallway

Entrance hall with a useful under-stairs storage cupboard and stairs rising to the first-floor accommodation.

### Lounge

Relax in this lovely front bay-aspect lounge, featuring a chrome-finished coal-effect electric fire.

### Kitchen/Diner

Spacious rear-aspect kitchen/diner with French doors providing plenty of natural light, comprising wood-finished shaker-style wall and base units with worktops incorporating a one-and-a-half stainless steel sink with mixer tap, stainless steel extractor fan, electric hob, and stainless steel electric oven. There is ample space for a dining suite of your choice, with French doors providing access to the garden.

### Landing

provides access to the loft.

### Master Bedroom

Spacious front-aspect master bedroom with ample space for either freestanding or fitted furniture.

### Bedroom Two

Rear-aspect second double bedroom with ample space for either freestanding or fitted furniture.

### Bedroom Three

The third and final bedroom is a front-aspect single room with space available for you to install your own storage solutions if required.

### Bathroom

Modern bathroom comprising a vanity wash hand basin, shower cubicle with electric shower, WC, ceiling downlighters, and a chrome-finished heated towel rail.

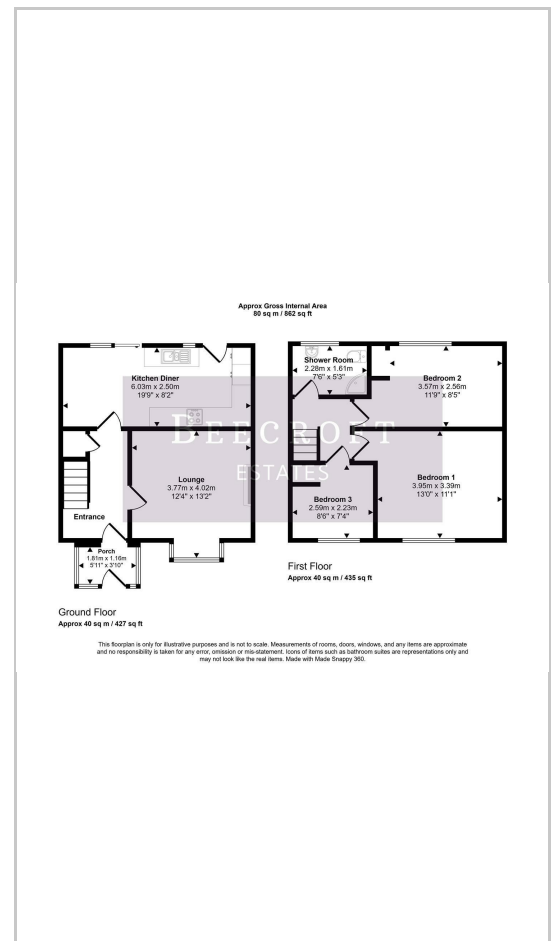
### Exterior

Open lawned area to the front of the property, while to the rear there is an enclosed garden laid mainly to lawn with mature shrubs, and access to an outbuilding providing useful storage space.

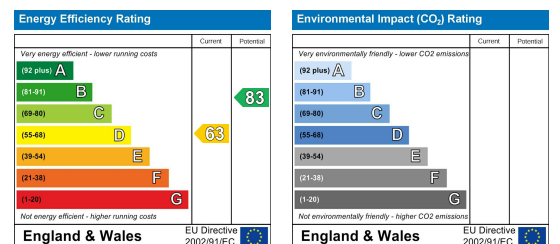
### Area Map



### Floor Plans



### Energy Efficiency Graph



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