Saxton Mee

Broomfield Court Stocksbridge Sheffield S36 2BQ
Price £280,000

St Luke's
Sheffield's Hospice

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** FREEHOLD ** Situated in this popular residential area at the end of this quiet cul-de-sac is this good sized three bedroom detached property which enjoys gardens to three sides and benefits from a driveway providing off-road parking, a good sized integral garage with electric garage door, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: a front uPVC door opens into the entrance hall with a storage cupboard, under stair storage and a downstairs WC. From the hall, there is access to the open plan lounge/dining room and the kitchen. The well proportioned lounge/dining room has attractive flooring, a front window and bi-fold doors opening into the extended conservatory with a uPVC door opening onto the rear garden. The kitchen has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above, dishwasher along with space for a fridge freezer. A uPVC door opens into the integral garage which has an electric door, electric and lighting and houses the gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access into a useful loft space, a storage cupboard, the three bedrooms and the bathroom. The main double bedroom has Sharps fitted wardrobes. Double bedroom two is to the rear aspect. Bedroom three is to the rear. The bathroom has a four piece suite including a bath, separate shower cubicle, WC and wash basin.

- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN KITCHEN & CONSERVATORY
- GOOD SIZED GARAGE
- DRIVEWAY
- DOWNSTAIRS WC
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS

OUTSIDE
To the front is a gravelled area and driveway which leads to the integral garage with electric garage door. Access down the side to the side and rear gardens which include an Indian stone patio, gravelled and planted area.

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 C.

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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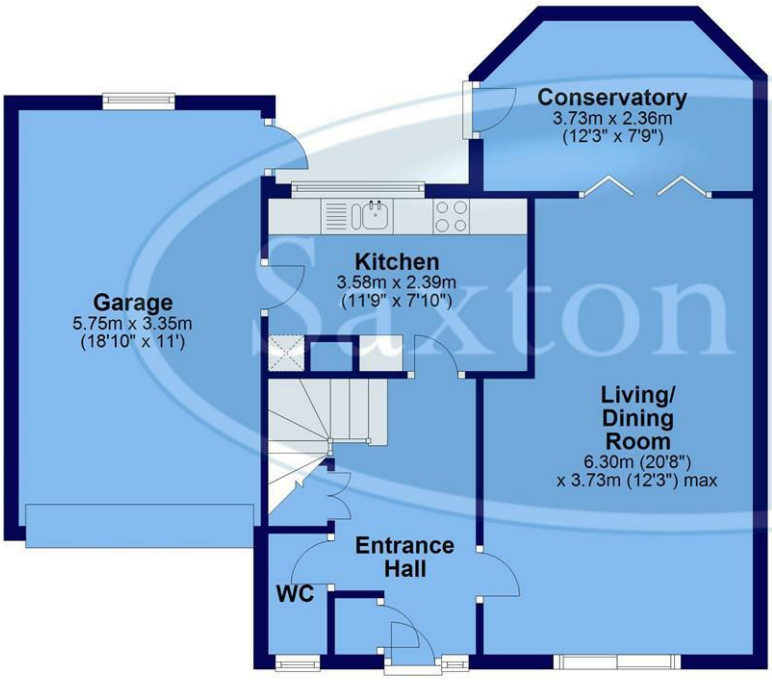
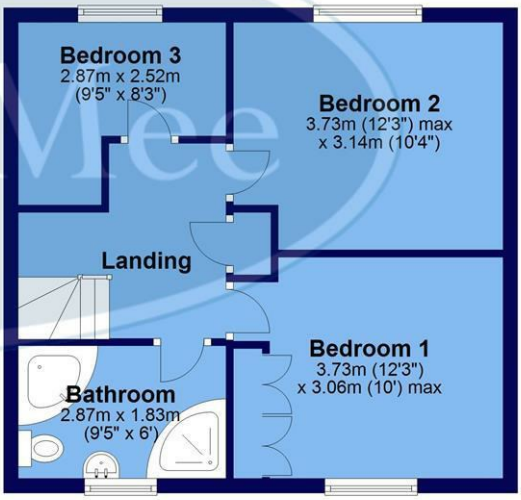
Ground Floor
Approx. 70.3 sq. metres (757.2 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 112.5 sq. metres (1211.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
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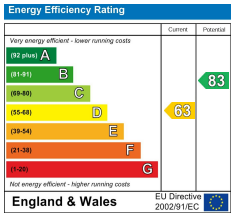

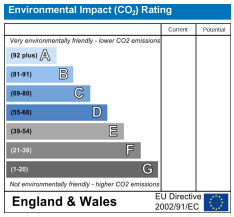

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