



Hole House Lane Stocksbridge Sheffield S36 1BN
Offers In The Region Of £135,000

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**** FREEHOLD ** NO CHAIN **** This bay-fronted, two double bedroom semi-detached home has the added benefit of a driveway and an extended tandem detached garage. Further features include uPVC double glazing and gas central heating.

The property would benefit from a programme of updating and modernisation, presenting an excellent opportunity for purchasers looking to create a home finished to their own individual style and specification.

The ground floor accommodation is approached via a uPVC entrance door opening into the entrance hall. The lounge is positioned to the front of the property and features a bay window, together with an electric fire set within a decorative surround. To the rear is a kitchen/diner fitted with a range of units complemented by work surfaces incorporating a sink and drainer. There is space for a freestanding oven with extractor above, together with space for a fridge. Useful built-in cupboards are positioned to either side of the chimney breast. An extended garden room provides additional versatile living space and includes plumbing for a washing machine, together with a uPVC side entrance door providing access to the exterior.

To the first floor are two double bedrooms and the family bathroom. The principal bedroom enjoys attractive views and benefits from fitted wardrobes, as well as a useful over-stairs storage cupboard with fitted shelving. The second double bedroom is positioned to the rear and also features fitted wardrobes. The bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, WC and wash hand basin.

The property also benefits from access to a loft space.

- TWO DOUBLE BEDROOMS
- BAY-FRONTED SEMI-DETACHED HOME
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- EXTENDED TANDEM DETACHED GARAGE
- SPACIOUS KITCHEN/DINER
- EXTENDED GARDEN ROOM
- FITTED WARDROBES TO BOTH BEDROOMS
- ATTRACTIVE VIEWS FROM PRINCIPAL BEDROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- EXCELLENT POTENTIAL FOR MODERNISATION





OUTSIDE

A low wall and mature hedge encloses a front garden area. The driveway extends along the side of the property, providing access to a substantial detached tandem garage, complete with an up-and-over door, power and lighting. The rear garden is mainly laid to lawn with planted borders.

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.

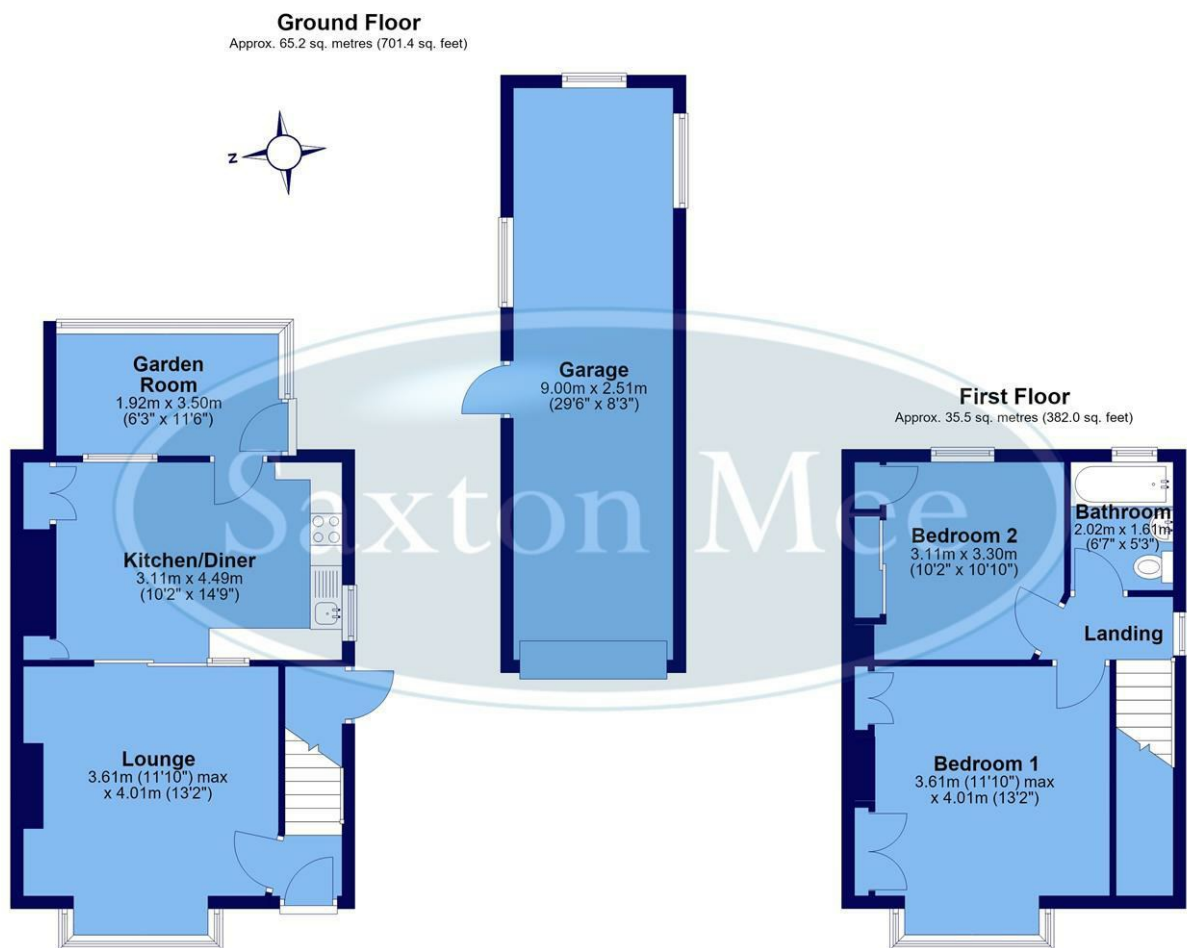
MATERIAL INFORMATION

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. 100.6 sq. metres (1083.4 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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