Saxton Mee







**Paterson Croft Stocksbridge Sheffield S36 1JP**
**Guide Price £210,000**

St Luke's Sheffield's Hospice

# Paterson Croft

Sheffield S36 1JP

## Guide Price £210,000



GUIDE PRICE £210,000-£220,000 * EV CHARGER * NO CHAIN * FREEHOLD * SOUTH-WEST FACING GARDEN * Situated towards the end of a quiet cul-de-sac, this three-bedroom detached home offers well-proportioned accommodation, complemented by an extended garden room and off-road parking for two vehicles. Further benefits include solar panels, uPVC double glazing and gas central heating.

The accommodation is approached via a front entrance door leading into an extended porch, which opens into a welcoming hallway with a convenient ground floor WC.

The spacious open-plan lounge/dining room provides a versatile living and entertaining space, featuring decorative ceiling coving and attractive feature wall panelling. The lounge area is enhanced by an electric fire set within an elegant marble surround, creating an appealing focal point.

To the rear of the property, the extended garden room provides additional living space, with uPVC French doors opening directly onto the rear garden, offering a pleasant connection between the indoor and outdoor areas. The separate kitchen is fitted with a range of units complemented by contrasting work surfaces incorporating a sink unit. Integrated appliances include an electric oven, four-ring hob and extractor hood. There is also plumbing and provision for a washing machine, together with space for an American-style fridge freezer. A uPVC entrance door provides additional access to the rear of the property.

To the first floor, the landing provides access to an insulated loft space and a useful over-stairs storage cupboard housing the gas central heating boiler. There are three bedrooms, comprising two doubles and a single bedroom. The principal double bedroom enjoys a front-facing aspect, while the second double bedroom overlooks the rear. The third bedroom is positioned to the front of the property and offers flexibility for use as a single bedroom, nursery or home office. Completing the first-floor accommodation is a shower room/wet room.



- THREE-BEDROOM DETACHED HOME
- QUIET CUL-DE-SAC POSITION
- DRIVEWAY PARKING FOR TWO VEHICLES
- EV CHARGER & SOLAR PANELS PROVIDING AN INCOME
- SPACIOUS OPEN-PLAN LOUNGE/DINING ROOM
- EXTENDED GARDEN ROOM WITH FRENCH DOORS
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONVENIENT GROUND FLOOR WC
- FIRST-FLOOR SHOWER ROOM/WET ROOM
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING










**OUTSIDE**
To the front is a driveway providing off-road parking for two cars. Gated access to the enclosed tiered rear garden with two summer houses and a gravelled seating area to the top.

**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**
Tenure: Freehold
Council Tax Band: C

**VALUER**
Greg Ashmore MNAEA

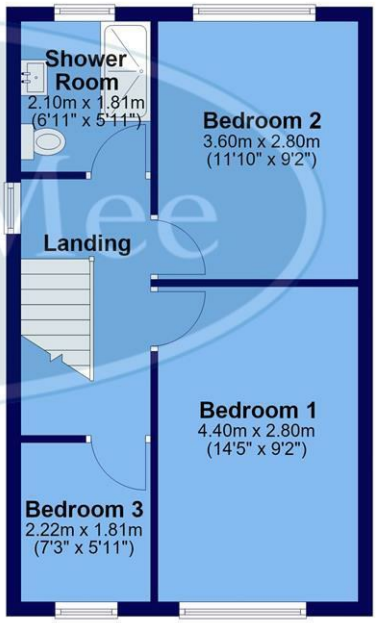
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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. 46.0 sq. metres (495.3 sq. feet)




## First Floor
Approx. 38.1 sq. metres (410.6 sq. feet)

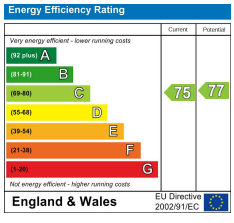


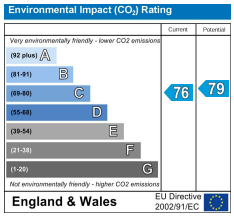

Total area: approx. 84.2 sq. metres (905.9 sq. feet)

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


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**Stocksbridge** 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

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