Saxton Mee







McIntyre Road Stocksbridge Sheffield S36 1DG
Guide Price £250,000

St Luke's Sheffield's Hospice

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GUIDE PRICE £250,000-£255,000 ** NO CHAIN ** FREEHOLD ** Situated in a cul-de-sac position, this three-bedroom detached property has undergone a programme of refurbishment and modernisation, offering well-appointed accommodation throughout.

The property benefits from a newly fitted kitchen and bathroom, fresh decoration throughout, uPVC double glazing and gas central heating. Externally, the property further benefits from off-road parking and a detached garage.

The accommodation briefly comprises an entrance hallway, lounge with feature fireplace, dining room, newly fitted kitchen and an extended garden room/utility area. To the first floor are three bedrooms, two of which are doubles, together with a contemporary family bathroom.

Accessed via a uPVC entrance door, the hallway provides access to the ground floor accommodation and staircase rising to the first floor. A useful understairs storage cupboard houses the modern gas central heating boiler. The lounge features an attractive fireplace which provides a focal point to the room. An open doorway leads seamlessly through to the dining room. A newly fitted kitchen offering a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, four-ring hob with extractor hood above. An extended and versatile addition to the property, is the garden room/utility providing further practical accommodation with plumbing and space for a washing machine.

The first floor landing provides access to all three bedrooms, the family bathroom and loft space. The newly fitted, contemporary bathroom comprising a three-piece suite including a bath with overhead shower, wash basin and WC.

- THREE-BEDROOM DETACHED PROPERTY
- CUL-DE-SAC POSITION
- REFURBISHED AND REDECORATED THROUGHOUT
- NEWLY FITTED CONTEMPORARY KITCHEN
- NEWLY FITTED FAMILY BATHROOM
- TWO DOUBLE BEDROOMS
- EXTENDED GARDEN ROOM/UTILITY AREA
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING WITH MODERN BOILER
- OFF-ROAD PARKING AND DETACHED GARAGE














OUTSIDE
There is a front garden area with access to the entrance door. The good sized driveway leads to the detached garage. The rear garden is mostly laid to lawn and has a brick built outbuilding.

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

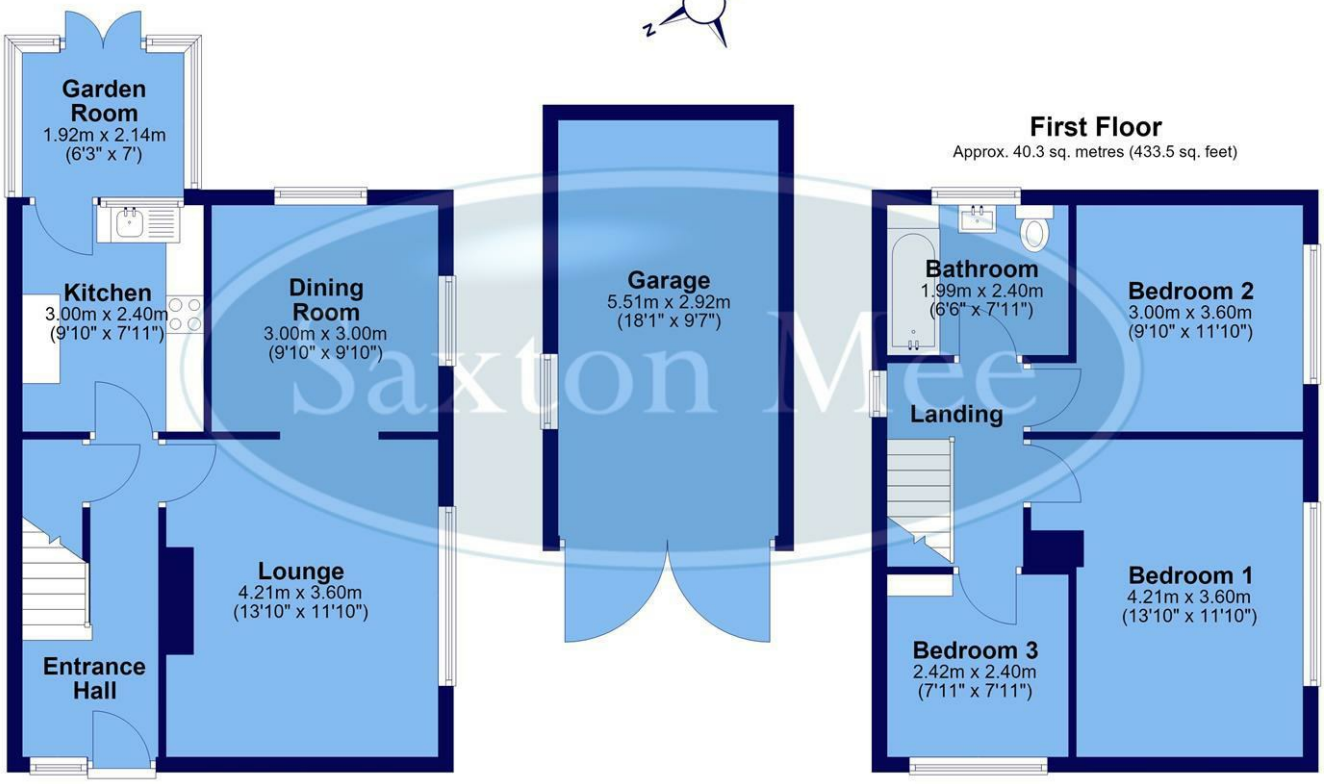
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Ground Floor

Main area: approx. 44.6 sq. metres (479.9 sq. feet)

Plus garages, approx. 16.1 sq. metres (173.1 sq. feet)



Main area: Approx. 84.9 sq. metres (913.5 sq. feet)

Plus garages, approx. 16.1 sq. metres (173.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths

Plan produced using PlanUp.

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