

# Saxton Mee



**Victoria Street Stocksbridge Sheffield S36 1FY**  
**Guide Price £190,000**

## Victoria Street

Sheffield S36 1FY

**Guide Price £190,000**

GUIDE PRICE £190,000-£200,000 RENOVATED THROUGHOUT to a high standard is this stone fronted, three double bedroom semi detached property which enjoys a fully enclosed landscaped rear garden and benefits from off road parking. Full renovations include new kitchen and bathroom, rewiring, new gas central heating system including new radiators and boiler, new flooring, uPVC double glazing windows, roofs and guttering. In brief the living accommodation comprises: a new composite entrance door opens into the good size lounge. A doorway leads into the dining room with two uPVC double glazing windows flooding the room with natural light. A door gives access to the cellar head which leads down to the cellar being of similar size to the lounge which provides useful storage and with access via a door to the side of the property. From the dining room a large opening leads into the breakfast kitchen having a modern range of wall, base and drawer units. Integrated dishwasher, washing machine, oven with four ring hob over and stainless steel extractor above. Modern upright radiator. Rear composite entrance door. First floor: storage cupboard under the attic stairs. Two double bedrooms. Modern four piece suite bathroom comprising of bath, separate shower cubicle, WC and wash basin set in a combination unit. Fitted shelving. A door gives access to a staircase leading to attic double bedroom three.

- FULLY RENOVATED THROUGHOUT
- NO CHAIN
- VIEWING ESSENTIAL
- THREE BEDROOMS
- FULLY ENCLOSED LANDSCAPED REAR GARDEN
- OFF ROAD PARKING





## OUTSIDE

To the front is a low stone wall and fencing. Front patio. A gate opens to off road parking for up to two cars which leads down the side of the property with access to the cellar. Further access to another storage room under the kitchen. To the rear is a fully enclosed landscaped garden which includes a patio.

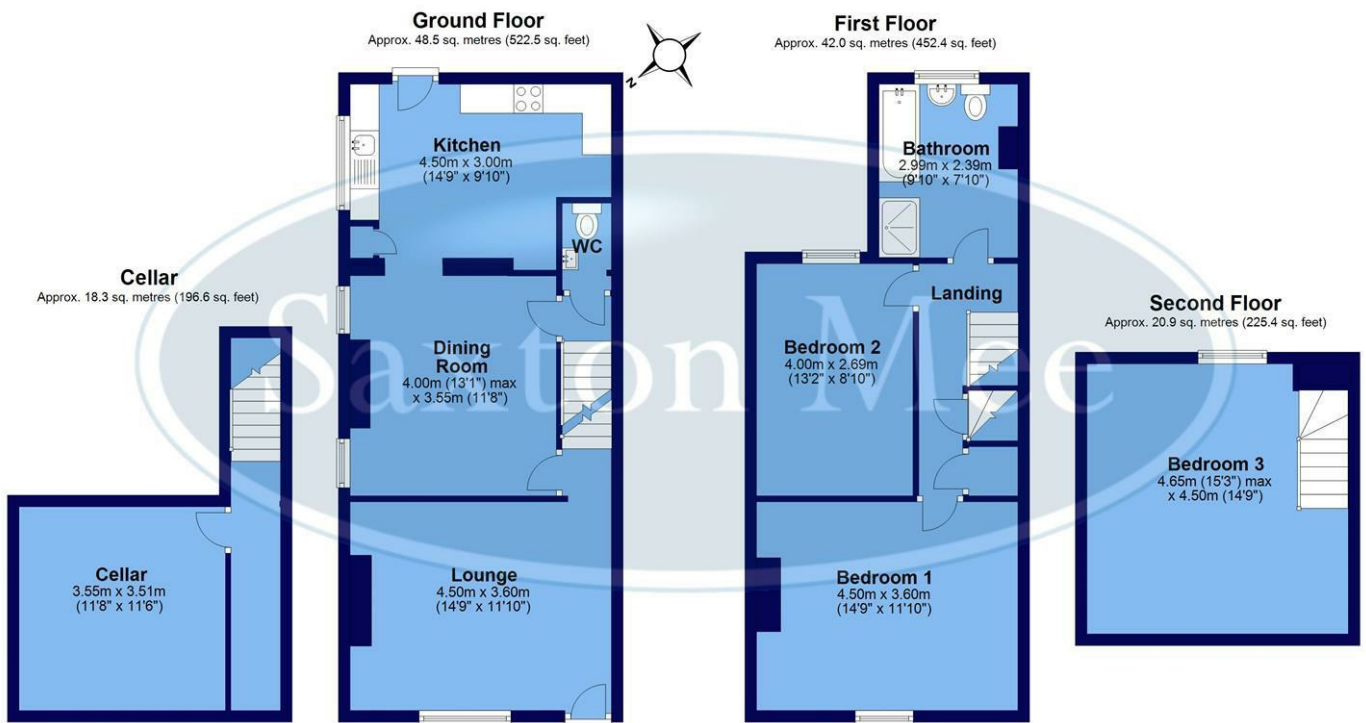
## LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools including Stocksbridge Infant, Junior and High School. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

## 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. 129.8 sq. metres (1396.8 sq. feet)

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Hillsborough  
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	53