

Saxton Mee



Brooke Close Stocksbridge Sheffield S36 2AH
£350,000

St Luke's
Sheffield's Hospice

Brooke Close

Sheffield S36 2AH

£350,000

**** VIEWING ESSENTIAL **** Situated on this new estate in a quiet cul de sac position is this much larger than average, four double bedroom, two bathroom, bay fronted and stone built detached family home which benefits from a driveway, integral garage/utility, uPVC double glazing and gas central heating. Built around three years ago the property still holds seven years of the new build guarantee. The well presented and spacious accommodation comprises: a front composite entrance door leads into the entrance hall. Downstairs WC. Well presented lounge. Fantastic, spacious open plan dining/kitchen having a modern range of wall, base and drawer units, integrated appliances including fridge, freezer and dishwasher, six ring Range cooker, four bi-fold doors open out onto the rear garden making this the perfect entertaining space.

- IDEAL FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN





New room

A door gives access to the integral garage with electric door, electric and lighting and useful utility area to the rear with sink, housing and plumbing for a washing machine, side entrance door and wall mounted gas boiler. First floor: access into the useful loft space. Airing cupboard with hot water cylinder. Four excellent size double bedrooms, the master benefiting from an en suite shower room with a double shower cubicle. Four piece suite family bathroom in addition with bath and separate shower.

OUTSIDE

To the front a driveway provides ample off road parking for up to three cars. Lawn garden. Gated access down the side of the property which leads to the fully enclosed, easily maintained rear garden mainly laid to lawn, a patio area and garden fence to three sides.

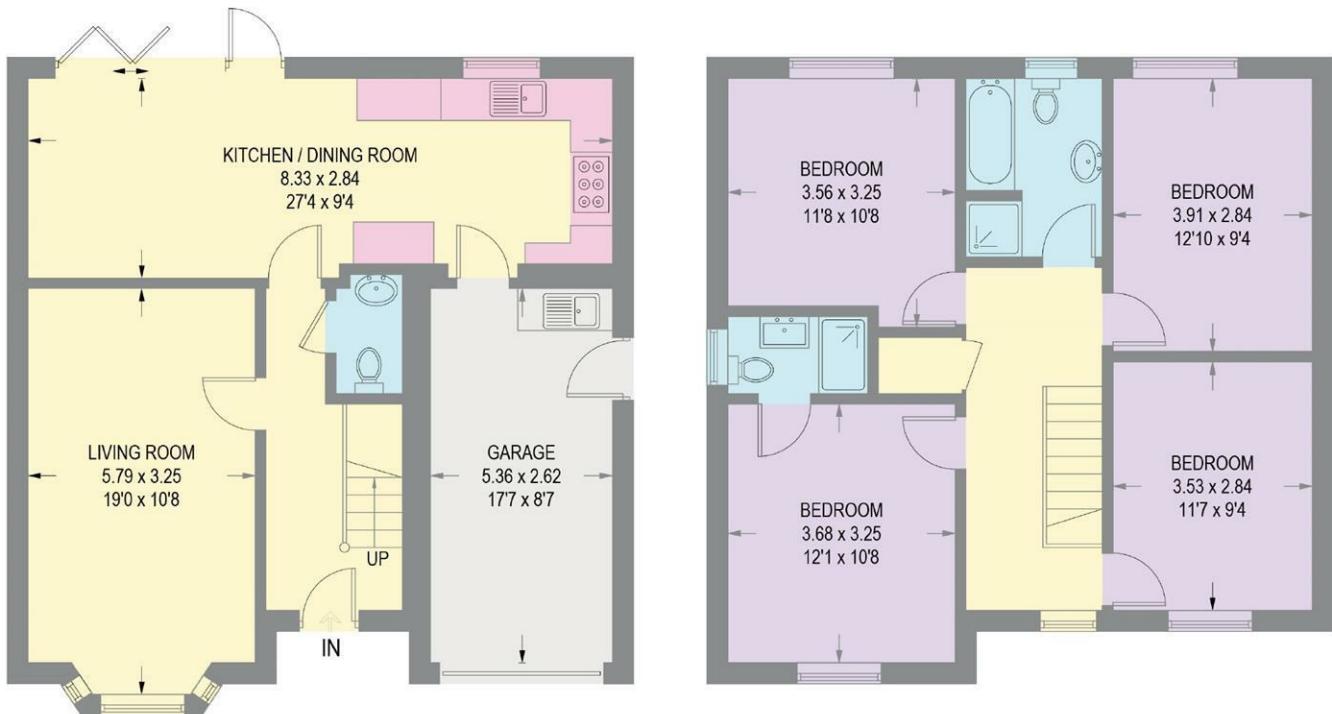
LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motor way 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.

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.

1 BROOKE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 135.1 SQ M / 1454 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
69.4 SQ M / 747 SQ FT

FIRST FLOOR = 65.9 SQ M / 709 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A) plus A	84 94
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(A) plus A	85 94
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	