



Manchester Road Stocksbridge Sheffield S36 1DQ  
Price £170,000



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**\*\* NO CHAIN \*\* FREEHOLD \*\*** A larger than average, three double bedroom semi detached Victorian period property which benefits from a new shower room, uPVC double glazing and gas central heating throughout. In need of some modernisation and ideal for the discerning purchaser to alter, update and adapt to their own taste the living accommodation briefly comprises: a composite entrance door opens into the entrance hall. Lounge with a large front window filling the room with natural light. Dining room with the original cupboards to one side of the chimney breast. A door gives access to the cellar head providing access to two vaulted cellar compartments with original stone table. Off the dining room is an off shot kitchen having a range of wall, base and drawer units, space for oven, plumbing for washing machine and space for under counter fridge, side composite entrance door. First floor: two double bedrooms. Newly fitted shower room which includes a modern towel radiator, WC and wash basin set in a vanity unit. Second floor: large attic bedroom three.

- FANTASTIC OPPORTUNITY
- THREE DOUBLE BEDROOMS
- LARGER THAN AVERAGE
- PERIOD PROPERTY
- GOOD SIZE REAR GARDEN
- NEW SHOWER ROOM







## OUTSIDE

A wrought iron gate opens to a private path which leads to the front entrance door. Front lawn garden laid to lawn with attractive shrubbed borders. The path continues down the side of the property to the fully enclosed. good size rear garden which is mainly laid to lawn with a variety of shrubs and trees. Brick wall to two sides and a rear stone boundary wall with gate giving access to an un-adopted road. Two garden sheds.

## 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.

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.



**Ground Floor**  
Approx. 44.9 sq. metres (483.6 sq. feet)



**First Floor**  
Approx. 36.5 sq. metres (393.0 sq. feet)



**Second Floor**  
Approx. 23.4 sq. metres (252.2 sq. feet)



Total area: approx. 125.6 sq. metres (1351.9 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.  
Plan produced using PlanUp.

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