

Saxton Mee



Cedar Road Stocksbridge Sheffield S36 1AS  
Price Guide £125,000



## Cedar Road

Sheffield S36 1AS

**Price Guide £125,000**

PRICE GUIDE £125,000-£135,000 **\*\*NO CHAIN\*\***  
Enjoying gardens to both the front and rear is this three bedroom, semi detached property situated in this popular residential area. The property would benefit from some redecoration, and is ideal for the purchasers to alter and adapt to their own taste. The property benefits from uPVC double glazing and gas central heating throughout. In brief, the accommodation comprises: entrance porch. Entrance hall with under stair storage and the wall mounted combi gas boiler. Good size lounge with fireplace and large front window filling the room with natural light.. Open plan dining kitchen with housing for a cooker and washing machine, rear uPVC entrance door. First floor: access into the insulated loft space. Three bedrooms, two of which are double in size. Bathroom and separate WC.

- NO CHAIN
- CATCHMENT AREA FOR ALL LOCAL SCHOOLS
- POPULAR RESIDENTIAL AREA
- EXCELLENT OPPORTUNITY
- GARDENS TO FRONT AND REAR
- THREE BEDROOMS





**OUTSIDE**

To the front is a lawn garden and planted area enclosed with mature hedgerow. A path gives access down the side and leads to the rear garden with a lawn and outbuilding.

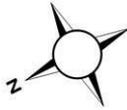
**LOCATION**

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 a few minutes walk to Stocksbridge Junior School OFSTED graded Outstanding, Stocksbridge Infant and High Schools. 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.

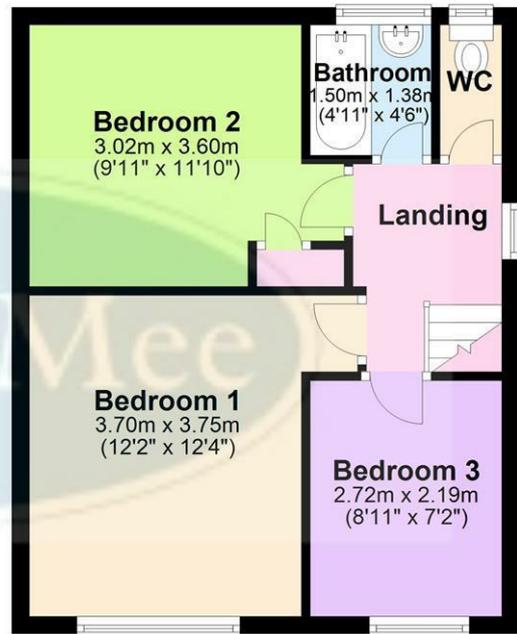
## Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



**Total area: approx. 75.7 sq. metres (815.2 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	84	65	83

**Energy Efficiency Rating**

Very energy efficient - lower running costs

(92-101) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

(81-91) **A**

(69-80) **B**

(55-68) **C**

(39-54) **D**

(21-38) **E**

(1-20) **F**

(0-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC