

Saxton Mee



Lancaster Road Stocksbridge Sheffield S36 1DB
Price Guide £200,000

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PRICE GUIDE £200,000-£210,000 An internal inspection is imperative to appreciate this immaculately presented and extremely spacious three bedroom, end townhouse located in the sought after and convenient location of Stockbridge on the outskirts of Sheffield. The property enjoys a fully enclosed rear garden and benefits from an off road parking space, integral garage, uPVC double glazing and gas central heating throughout. In brief, the living accommodation set over three levels comprises: entrance hall. Downstairs WC. Large garage with utility area to one side and WC. First floor: well proportioned lounge with uPVC windows to the front and side enjoying the stunning views and filling the room with natural light. The heart of the house is the modern dining kitchen having a range of wall, base and drawer units. Integrated appliances include fridge freezer, dishwasher, electric oven, four ring hob and extractor. Feature French doors open out onto the rear garden. Attractive flooring and ample space for a dining table and chairs. Upstairs are three bedrooms, the master bedroom benefiting from a modern en suite shower room comprising double shower cubicle, WC and wash basin set in a combination unit. Family bathroom in addition again with a modern white suite and comprising bath with overhead shower, WC and wash basin set in a combination unit.

- IDEAL FAMILY HOME
- IMMACUATELY PRESENTED
- THREE BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS WC'S
- OFF ROAD PARKING
- GARAGE





OUTSIDE

To the front is a driveway providing an off road parking space and leading to the integral garage. Garden to the side. To the rear is a fully enclosed garden mainly laid to lawn with a patio area perfect for entertaining.

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.



Total area: approx. 116.0 sq. metres (1248.7 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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	74	88	England & Wales	EU Directive 2002/91/EC	75	87