

# Saxton Mee



**Woolley Road Stocksbridge Sheffield S36 1GH**  
**Guide Price £140,000**



# Woolley Road

Sheffield S36 1GH

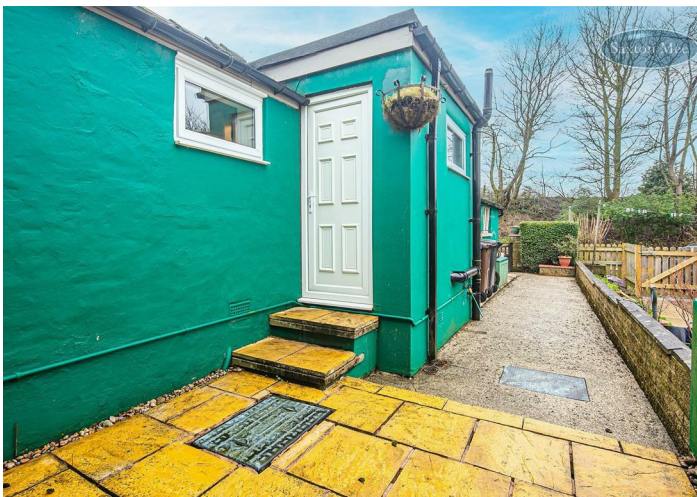
Guide Price £140,000

GUIDE PRICE £140,000-£150,000 \*\* FREEHOLD \*\* Situated on this popular Garden Village Estate is this three bedroom terrace property which benefits from a driveway and garage to the rear, uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises: uPVC door which opens into the entrance hall with access into the lounge with a large front window and electric fire. Double doors then open into the dining room with a storage cupboard which houses the gas boiler. Access into the galley style kitchen which has a range of units with a work surface which incorporates the sink and drainer. Space for an oven along-with a washing machine and fridge freezer. Rear entrance lobby with a storage cupboard and a uPVC entrance door. A door then opens into the four piece suite bathroom including corner bath, shower cubicle, WC and wash basin. From the entrance hall, a staircase rises to the first floor landing with access into the loft space and the three bedrooms. The master bedroom to the front benefits from fitted wardrobes. Bedrooms two and three both overlook the rear.

- EARLY VIEWING ADVISED
- OFF-ROAD PARKING & GARAGE
- NICE WEST FACING OUTLOOK TO THE REAR
- LOUNGE, DINING ROOM & KITCHEN
- DOWNSTAIRS BATHROOM
- THREE BEDROOMS
- FOX VALLEY SHOPPING CENTRE
- MOTORWAY LINKS
- AMENITIES CLOSE-BY







## OUTSIDE

To the front is a gravelled area with a path to the front entrance door. Vehicular and pedestrian access to the rear. Off-road parking and garage with electric and lighting. Patio area.

## LOCATION

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

## MATERIAL INFORMATION

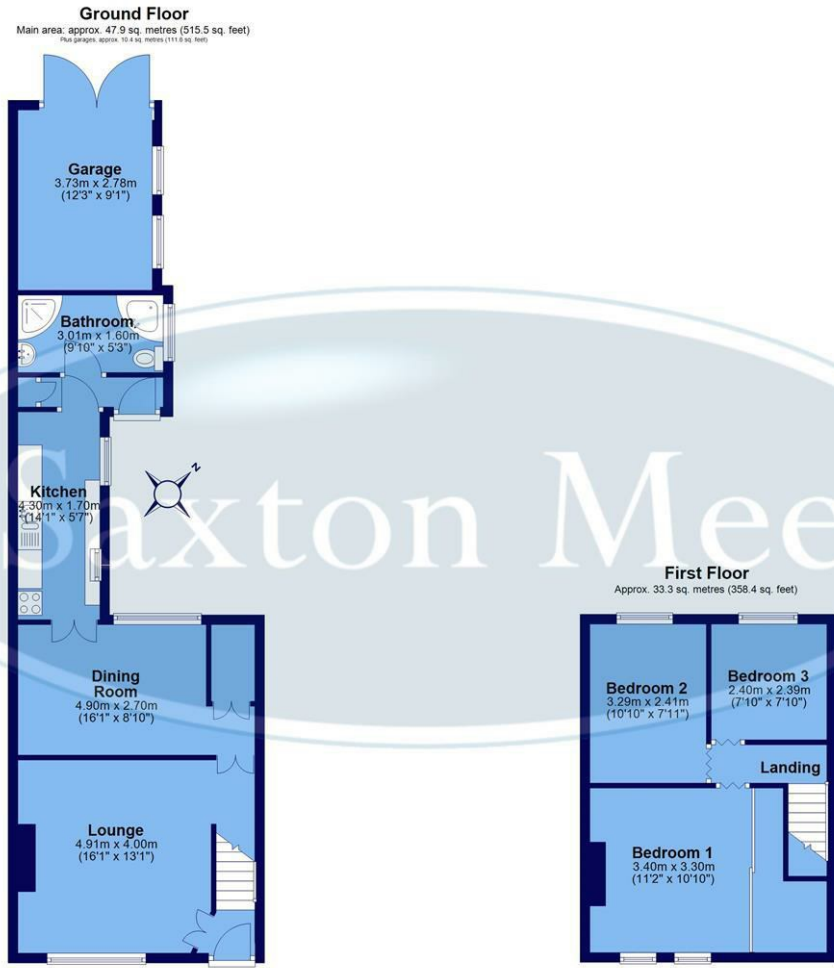
The property is Freehold and currently Council Tax Band A.

## 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.

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Main area: Approx. 81.2 sq. metres (874.0 sq. feet)  
Plus garages: approx. 10.4 sq. metres (111.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	59	79

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	56	77