

# Saxton Mee

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Coronation Road Stocksbridge Sheffield S36 1AX  
Guide Price £140,000





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GUIDE PRICE £140,000-£150,000 \*\* FREEHOLD \*\* SOUTH FACING GARDEN \*\*

Having undergone a scheme of modernisation is this two bedroom terrace which is situated near the end of Coronation Road and benefits from uPVC double glazing and gas central heating. Upgrades include a full rewire, plastered and decorated, flooring along-with a new kitchen and bathroom. In brief, the living accommodation comprises front door which opens into the extended entrance porch. A door then opens into the lounge with a large front window allowing natural light, neutral decor and attractive laminate flooring, while the focal point of the room is the cast iron stove. The laminate flooring continues into the inner lobby through to the kitchen. The kitchen/diner has a range of wall, base and drawer units with a complementary work surface which incorporates the pot sink and the four ring hob with extractor above. Integrated electric oven along-with housing and plumbing for a washing machine and space for a fridge freezer. Ample space for a dining table and chairs and a rear entrance door. Under stair pantry with the original stone table. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The good size master has the original stripped pine floorboards and has a front facing window allowing natural light. Double bedroom two overlooks the rear, has painted pine stripped floorboards and benefits from a storage cupboard. The bathroom comes with a three piece suite which includes a bath with shower over, tiling to walls and floor, WC and a wash basin set in a vanity unit.

- VIEWING ADVISED
- READY TO MOVE INTO
- NEW KITCHEN & BATHROOM
- WELL PRESENTED THROUGHOUT
- SOUTH FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES CLOSE-BY
- MOTORWAY LINKS
- PUBLIC TRANSPORT







## OUTSIDE

A low wall encloses the front forecourt. Shared access leads to the rear garden with a brick built outbuilding, garden shed and a patio.

## 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.

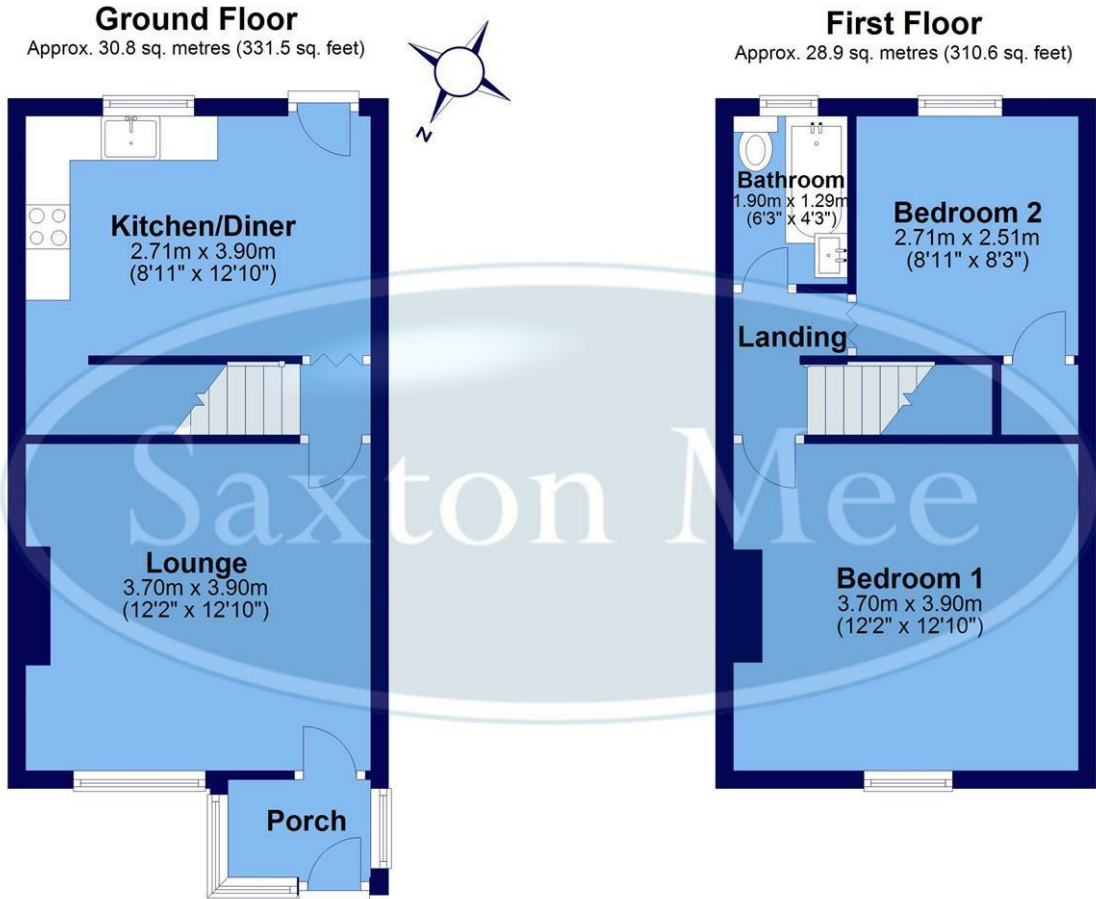
## MATERIAL INFORMATION

The property is Freehold and is 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.



**Total area: approx. 59.7 sq. metres (642.1 sq. feet)**

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Hillsborough  
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <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>		73	89
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) <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		