



## Maple Grove , Stocksbridge, S36

Chain Free £190,000

- FULLY RENOVATED INCORPORATING A LARGE REAR EXTENSION
- NO CHAIN - FREEHOLD - OFF ROAD PARKING
- COUNCIL TAX BAND A - £1,440.86
- FANTASTIC TWO BEDROOM 'TRUE' BUNGALOW
- FAMILY SHOWER ROOM
- LARGE OPEN PLAN LIVING AREA WITH FEATURE MEDIA WALL
- BREAKFAST KITCHEN AND DINING AREA
- BRAND NEW DOUBLE GLAZING AND CENTRAL HEATING
- SUPERB PANORAMIC VIEWS OF THE SURROUNDING AREA



# Maple Grove , Stocksbridge, S36 Maple Grove , Stocksbridge, S36

**\*\*FULLY RENOVATED AND EXTENDED TO A HIGH SPECIFICATION - SUPERB TWO BEDROOM BUNGALOW\*\*** Going to the market with no onward chain this fantastic property has many outstanding features. Appealing to down sizers and first time buyers alike, is this energy efficient low maintenance 'true bungalow'. The reconfiguration of the layout offers open plan living to the rear aspect, with unobstructed panoramic views over open fields and countryside. The property briefly comprises of; Entrance hallway Two bedrooms; Brand new shower room; Full width open plan breakfast kitchen, dining and lounge area with two sets of patio doors opening to the rear elevation; Private rear garden with patio and lawn areas; Drive providing off road parking;



Council Tax Band: A



## **FULL DESCRIPTION**

**\*\*FULLY RENOVATED AND EXTENDED TO A HIGH SPECIFICATION - SUPERB TWO BEDROOM BUNGALOW\*\*** Going to the market with no onward chain this fantastic property has many outstanding features. Appealing to down sizers and first time buyers alike, is this energy efficient low maintenance 'true bungalow'. The reconfiguration of the layout offers open plan living to the rear aspect, with unobstructed panoramic views over open fields and countryside. Located on a quiet cul de sac to the top end of Stocksbridge, close to Stocksbridge Golf club and within easy access of the Fox valley shopping centre. The property briefly comprises of; Entrance hallway Two bedrooms; Brand new shower room; Full width open plan breakfast kitchen, dining and lounge area with two sets of patio doors opening to the rear elevation; Private rear garden with patio and lawn areas; Drive providing off road parking;

### **ENTRANCE HALLWAY**

Central to the property the welcoming hallway has; Composite entrance door; Wood effect laminate flooring; Ceiling light; Solid doors to the two bedrooms, Family shower room and open plan living room;

### **BREAKFAST KITCHEN, DINING ROOM & LOUNGE KITCHEN AREA**

Comprising of contemporary navy blue wall, base and drawer units, with brass handles; Concrete effect work tops, upstands and good sized breakfast bar peninsula; Feature tiled flooring; One and a half sink and drainer, with brass mixer tap; Integrated four ring induction hob with black gloss splash back and extractor hood above; Built in electric oven; Under unit fridge, freezer, washing machine and

dish washer; Open wine rack storage; Recessed ceiling spotlights;

### **DINING AREA**

Having; Wood effect laminate flooring; Recessed ceiling spotlights; Double glazed patio doors to the rear garden; Vertical brass pipework radiator;

### **LOUNGE**

The good sized lounge area is dominated by an intricate wooden media wall, currently painted to compliment the kitchen units in the same matte navy blue hue; With fittings for a wall mounted TV; Wood effect laminate flooring; Two central heating radiators; Patio doors to the rear, offering tranquil views; Recessed ceiling spotlights;

### **BEDROOM ONE**

Bedroom one, the larger of the two bedrooms has; uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator; Brand new carpet flooring;

### **BEDROOM TWO**

Bedroom two has; uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator; Brand new carpet flooring;

### **FAMILY SHOWER ROOM**

The newly fitted shower room has; Double width shower enclosure with sliding screen doors; Rain head and hand held shower attachments; Wash basin set into vanity storage unit; WC; Vertical heated towel rail; Fully tiled walls and floor; Extractor fan; Obscure uPVC double glazed window to the side elevation;



## **OUTSIDE**

To the front of the property a block paved drive provides useful off road parking for one vehicle. With mature Laurel hedge borders and a short step with hand rail down to the front entrance door. A side path leads to the rear of the property. Up/down feature outdoor lighting to the front and rear and outside water supply. The rear of the property has a good sized patio entertaining area and lawn. Brand new fence borders to both sides and a natural stone wall to the bottom frame the amazing views on offer.

## **ADDITIONAL DETAILS**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





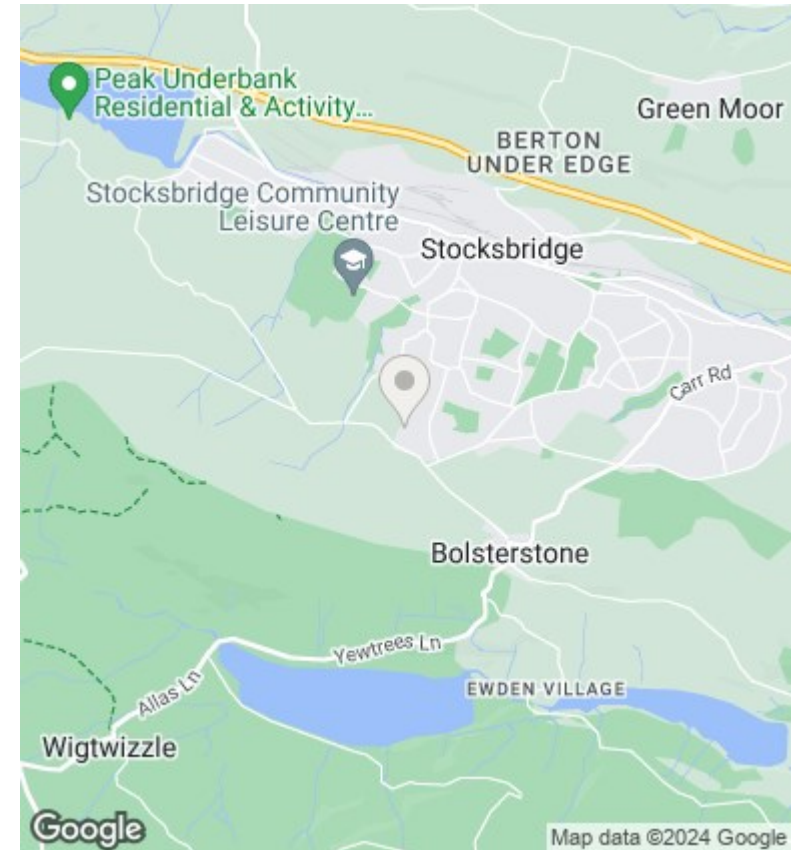






Total area: approx. 61.9 sq. metres (665.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		<b>72</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC