



Paterson Close, Stocksbridge, S36

Asking Price £170,000

- NO CHAIN
- OFF ROAD PARKING
- ELEVATED VIEWS
- CLOSE TO FOX VALLEY SHOPPING CENTRE
- THREE BEDROOM END TERRACED HOME
- ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE WITH BAY WINDOW
- FREEHOLD
- PRIMARY BEDROOM WITH ENSUITE
- COUNCIL TAX BAND B - £1,858

Paterson Close, Stocksbridge, S36

**** NO CHAIN - FREEHOLD ** GREAT FIRST TIME BUYER OPPORTUNITY **** Positioned in the heart of Stocksbridge, just a short stroll from the highly regarded Fox Valley Shopping Centre, this well-proportioned three-bedroom end-terrace home offers an exciting opportunity for buyers seeking a property with scope to personalise. The home benefits from off-road parking and a well-balanced layout, briefly comprising an entrance porch, welcoming hallway, a spacious lounge, and a kitchen/dining room designed with everyday living in mind. To the first floor, there are three well-appointed bedrooms, including a principal bedroom with en-suite, complemented by a family bathroom. Externally, the property enjoys a private, low-maintenance enclosed rear garden, providing the perfect setting for both relaxing and entertaining. Offered to the market with no onward chain, this is a superb opportunity to acquire a home in a convenient and increasingly popular location.



Council Tax Band: B



ENTRANCE PORCH

Accessed via a glazed entrance door, this handy porch is filled with natural light thanks to windows on three sides. Finished with wood-effect flooring and a uPVC door leading into the inner hallway, it's the perfect spot for storing coats, shoes, and daily essentials.

INNER HALLWAY

A practical entrance into the home, featuring wood-effect flooring, a ceiling light point, and a solid internal door leading through to the lounge.

LOUNGE

A spacious reception room filled with natural light from the large bay window to the front elevation. Finished with carpet flooring, a ceiling light point, and a central heating radiator. Stairs rise to the first floor, and a solid door leads through to the kitchen/dining room.

KITCHEN DINING ROOM

A generously sized kitchen/diner fitted with a range of grey and wood-effect wall, base, and drawer units, complemented by black roll-top work surfaces. A single sink and drainer with mixer tap sits beneath a uPVC double glazed window overlooking the rear elevation. Integrated freezer and hob with extractor fan above, part-tiled walls, and space/plumbing for a freestanding fridge freezer and washing machine. Wood-effect flooring runs throughout, with recessed ceiling spotlights providing a clean and practical finish. The layout comfortably accommodates a dining table and chairs, alongside a central heating radiator, with glazed patio doors opening out to the rear garden—perfect for indoor-outdoor living.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A great-sized principal bedroom featuring two uPVC double glazed windows to the rear elevation, flooding the room with natural light. Fitted mirrored wardrobes span one wall, offering excellent storage, alongside a solid door leading to an additional storage area. Finished with a ceiling light point, central heating radiator, and a solid door providing access to the en-suite bathroom.

EN SUITE

An en-suite bathroom featuring a WC and plumbing ready for a wash basin. A uPVC double glazed obscure window to the side elevation provides natural light, while carpet flooring, and a ceiling light point complete this practical space.

BEDROOM TWO

A comfortable second bedroom featuring a uPVC double glazed window to the front elevation, offering elevated views. Complete with a ceiling light point and central heating radiator, this room is ideal for guests, children, or a home office.

BEDROOM THREE

A cosy third bedroom, featuring a uPVC double glazed window to the front elevation with elevated views. Equipped with a ceiling light point and central heating radiator, it offers a versatile space suitable for a nursery, study, or additional bedroom.

FAMILY BATHROOM

A well-appointed family bathroom comprising a WC, wash basin set into a vanity storage unit, and a bath with wall-mounted electric shower and side screen door. The room features tiled walls and flooring, a uPVC double glazed obscure window to the side elevation, ceiling light point, and a central heating radiator.

FIRST FLOOR LANDING AND STAIRS

Featuring carpet flooring and loft hatch access, the landing provides solid doors leading to all three bedrooms and the family bathroom.

DRIVEWAY

Block-paved driveway providing convenient off-road parking for a vehicle.

FRONT GARDEN

A pleasant green space situated just outside the lounge window, featuring mature shrubs and thoughtful planting that add a touch of natural charm to the property's frontage.

REAR GARDEN

A decked area leads directly out from the kitchen/dining room, stepping down onto a paved patio with a useful storage shed. To the right, paved steps ascend to a small

seating area bordered by mature planting, creating a peaceful nook. On the left, a few steps rise to a further decked entertaining space, perfect for relaxing or hosting guests. The garden is enclosed by fence and hedge borders, offering privacy and a pleasant outdoor setting.

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





Directions

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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 