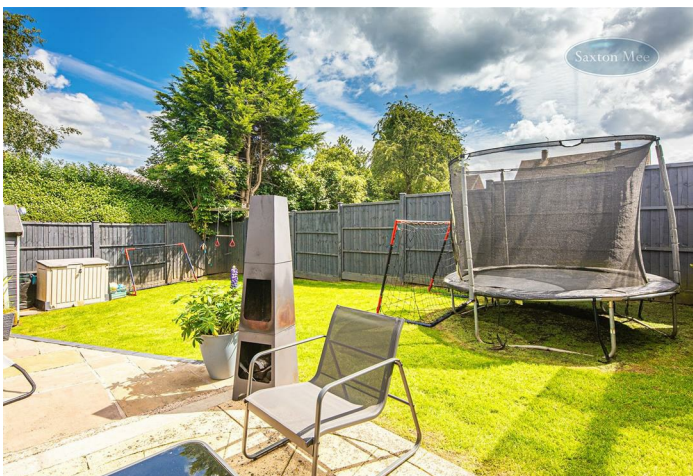




Lee Avenue, Deepcar, Sheffield, S36 2QW



Guide Price £145,000

GUIDE PRICE £145,000-£155,000 Situated in this popular residential area is this two/three double bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: composite entrance door which opens into the entrance hall with under stair storage cupboard. Well presented lounge with a front window filling the room with natural light, while the focal point is the gas fire. Dining room with an opening into a study/occasional bedroom three. The extended kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. Breakfast bar. Space for a Range cooker with extractor above. Housing and plumbing for a washing machine and fridge freezer. Rear uPVC entrance door. From the entrance hall, a staircase rises to the first floor landing with pull-down loft ladders giving access into the boarded loft space/occasional room with a walk-in wardrobe. Access into two double bedrooms and the three piece suite bathroom comprising bath with overhead shower, WC and wash basin.

OPEN 7 DAYS A WEEK



OUTSIDE

To the front of the property is a lawn and driveway. To the rear is a fully enclosed garden which includes wooden decked terrace with electric, lighting a hard shelter . Indian stone patio and lawn. Two garden sheds. Access to a storeroom.

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. 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

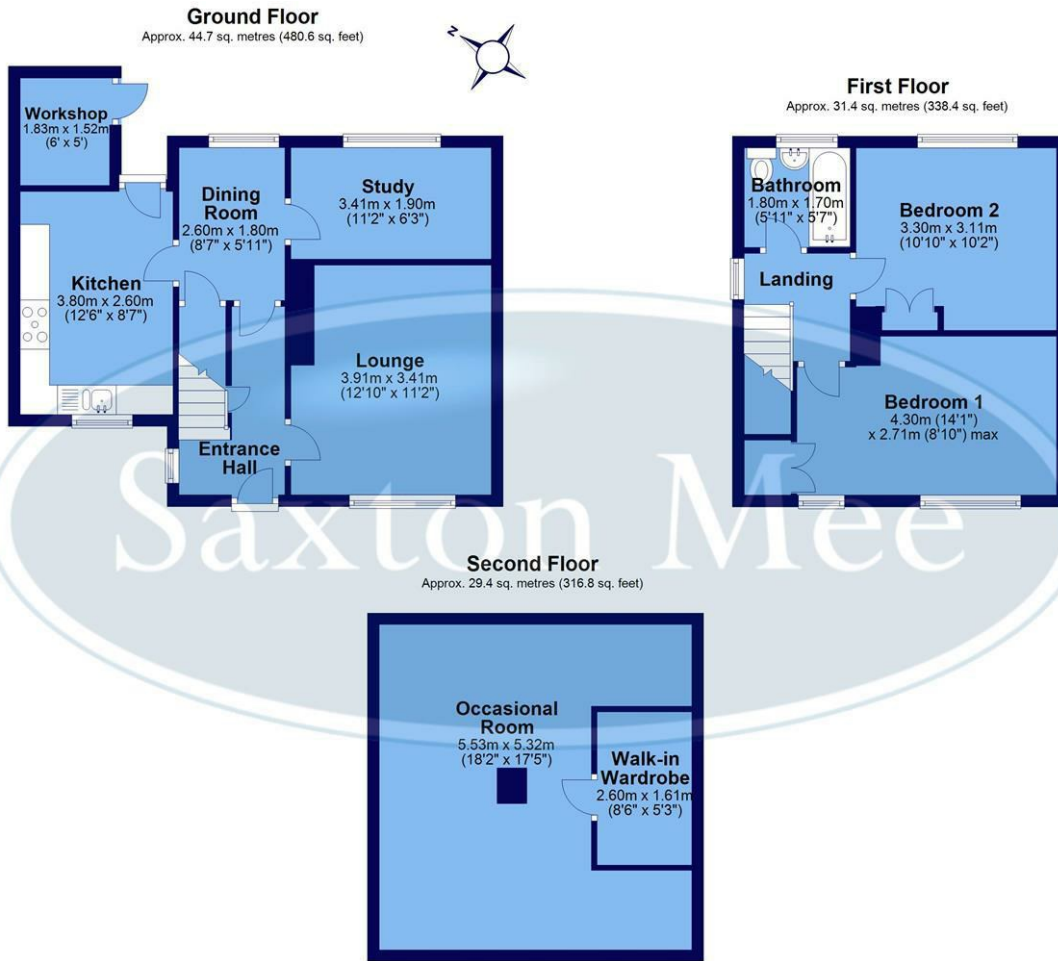
The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA







Total area: approx. 105.5 sq. metres (1135.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	84
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
54	82
England & Wales	
EU Directive 2002/91/EC	

Crookes
Hillsborough
Stocksbridge

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