



**Rock Place Deepcar Sheffield S36 2RY**  
**Guide Price £425,000**



# Rock Place

Sheffield S36 2RY

Guide Price £425,000

GUIDE PRICE £425,000-£450,000 \*\* FREEHOLD \*\* Viewing is essential to appreciate the accommodation on offer of this much larger than average, three bedroom, two bathroom stone built detached bungalow which is situated on this substantial plot and comes with a stone built detached double garage, landscaped gardens to both the front and rear, uPVC double glazing and gas central heating. In brief, the well presented and spacious accommodation comprises: uPVC door which opens into the entrance hall with access into a large loft space, the lounge, kitchen/diner, the three bedrooms and a shower room. The bright and airy open plan lounge and dining room has uPVC French doors to both the front and rear, while the focal point of the room is the cast iron gas stove set in an attractive fireplace. The kitchen/diner has a range of wall, base and drawer units with complementary quartz work surfaces which incorporate the sink, drainer and the five ring hob with extractor above. Integrated appliances include a double electric oven, microwave, fridge freezer and dishwasher. Breakfast bar. Access into the useful utility room which has a continuation of the kitchen units and work surfaces and comes with housing and plumbing for a washing machine and tumble dryer, rear uPVC entrance door and the housed gas boiler. The fantastic master bedroom benefits from fitted furniture and comes with the added advantage of an spacious en suite shower room with double shower cubicle, electric shower, WC and wash basin set in a combination unit. Two further good size bedrooms, with bedroom two benefiting from fitted wardrobes. The stunning shower room comes with a cupboard for storage, double shower cubicle with rainfall shower and attachment, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- SUPERB ACCOMMODATION THROUGHOUT
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- LOUNGE, KITCHEN/DINER & UTILITY
- FABULOUS LANDSCAPED GARDENS
- DRIVEWAY & DOUBLE GARAGE
- FOX VALLEY SHOPPING CENTRE
- MOTORWAY LINKS & GOOD LOCAL SCHOOLS







## OUTSIDE

An unadopted road gives access to the driveway providing off-road parking for several cars. The detached garage has two up and over doors, side uPVC door and benefits from electric and lighting, there is access to roof space which provides excellent storage. There are landscaped gardens to both the front and rear.

## 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 D.

## 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.

# Saxton Mee



**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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



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>			
Very energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(61-80) <b>B</b>			
(41-60) <b>C</b>			
(21-40) <b>D</b>			
(1-20) <b>E</b>			
(1-20) <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	64	78