

Saxton Mee



St. Mary Crescent Deepcar Sheffield S36 2TL
Guide Price £260,000



St. Mary Crescent

Sheffield S36 2TL

Guide Price £260,000

GUIDE PRICE £260,000-£270,000 ****NO CHAIN**** Situated on the popular Ideal Homes Estate is this largely and effectively extended, three bedroom detached property which enjoys a rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. In brief, the spacious and well presented living accommodation comprises: front door which opens into a good size porch and entrance hall. There is a downstairs WC and fitted storage under the stairs. A door then opens into the lounge which has a large front window allowing natural light, while the focal point is the gas fire set in an attractive surround. Doors then open into the dining room and breakfast room. The dining room has uPVC French doors which open onto the rear garden. The breakfast room/second sitting room has a side composite door and fitted cupboards. The kitchen has a modern and contemporary range of wall, base and drawer units with a complementary work surface which incorporates the sink with extendable mixer tap, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and microwave. An open doorway leads into the useful utility room which has a range of units with a work surface. A flat roof lantern floods the space with natural light and the room benefits from both front and rear doors. There is also housing plumbing for a washing machine and a useful shower tray. From the entrance hall, a staircase rises to the first floor landing with access into the loft space which houses the gas boiler, the three good size bedrooms and the bathroom. The master bedroom benefits from fitted wardrobes. Bedroom two has been extended to the rear. The bathroom comes with a four piece suite including shower cubicle, bath with shower attachment, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- LARGE EXTENDED ACCOMMODATION
- LOUNGE, DINING ROOM, KITCHEN & BREAKFAST ROOM
- FANTASTIC UTILITY
- DOWNSTAIRS WC
- FOUR PIECE SUITE BATHROOM
- THREE GOOD SIZE BEDROOMS
- DRIVEWAY





OUTSIDE

A driveway provides off-road parking. Front garden area. The fully enclosed rear garden has fencing to three sides and has a large 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 currently Council Tax Band C.

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



Total area: approx. 120.7 sq. metres (1299.4 sq. feet)

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

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



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 70 | 80 |

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| 65 | 76 |

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC