



Hillcrest Road Deepcar Sheffield S36 2QL
Guide Price £300,000

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Sheffield S36 2QL

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GUIDE PRICE £300,000-£325,000 Viewing is essential to appreciate the accommodation on offer of this effectively extended, three bedroom detached property which is situated on an admirable plot, enjoying gardens to three sides and benefiting from a double-width driveway, a garage, solar panels, uPVC double glazing and gas central heating. The spacious and well presented living accommodation briefly comprises front uPVC door which opens into the entrance hall with built-in storage cupboards as well as under stair storage. Access into the lounge and the kitchen/diner. The well proportioned lounge has a large front facing window allowing lots of natural light, while the focal point is the media wall. Double doors then open into the fantastic open plan kitchen/diner which has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink and drainer. There is space for a Range style cooker along-with space for an American style fridge freezer and an integrated dishwasher. The under stair cupboard has plumbing for a washing machine. Underfloor heating and a side uPVC entrance door. The kitchen flows through bi-fold doors into the garden room with an insulated roof and underfloor heating. This bright and airy space has uPVC French doors and is perfect for enjoying the views over the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the shower room. The master is a good size double and has a large front facing window along-with ample space for bedroom furniture. Double bedroom two overlooks the rear garden and has fitted cupboards and wardrobes. Bedroom three is a good size single. The well presented shower room has a walk-in shower, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- WELL PRESENTED THREE BEDROOM DETACHED PROPERTY
- EFFECTIVELY EXTENDED TO THE FRONT & REAR
- DOUBLE-WIDTH DRIVEWAY & GARAGE
- SOUTH FACING ASPECT & SOLAR PANELS
- FOX VALLEY SHOPPING CENTRE
- MOTORWAY LINKS
- GOOD LOCAL SCHOOLS





OUTSIDE

The property benefits from a double-width block paved driveway and a garage with an electric garage door. The property is situated on a corner plot with a gate opening to the gardens which include lawned gardens, a patio and decking.

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.

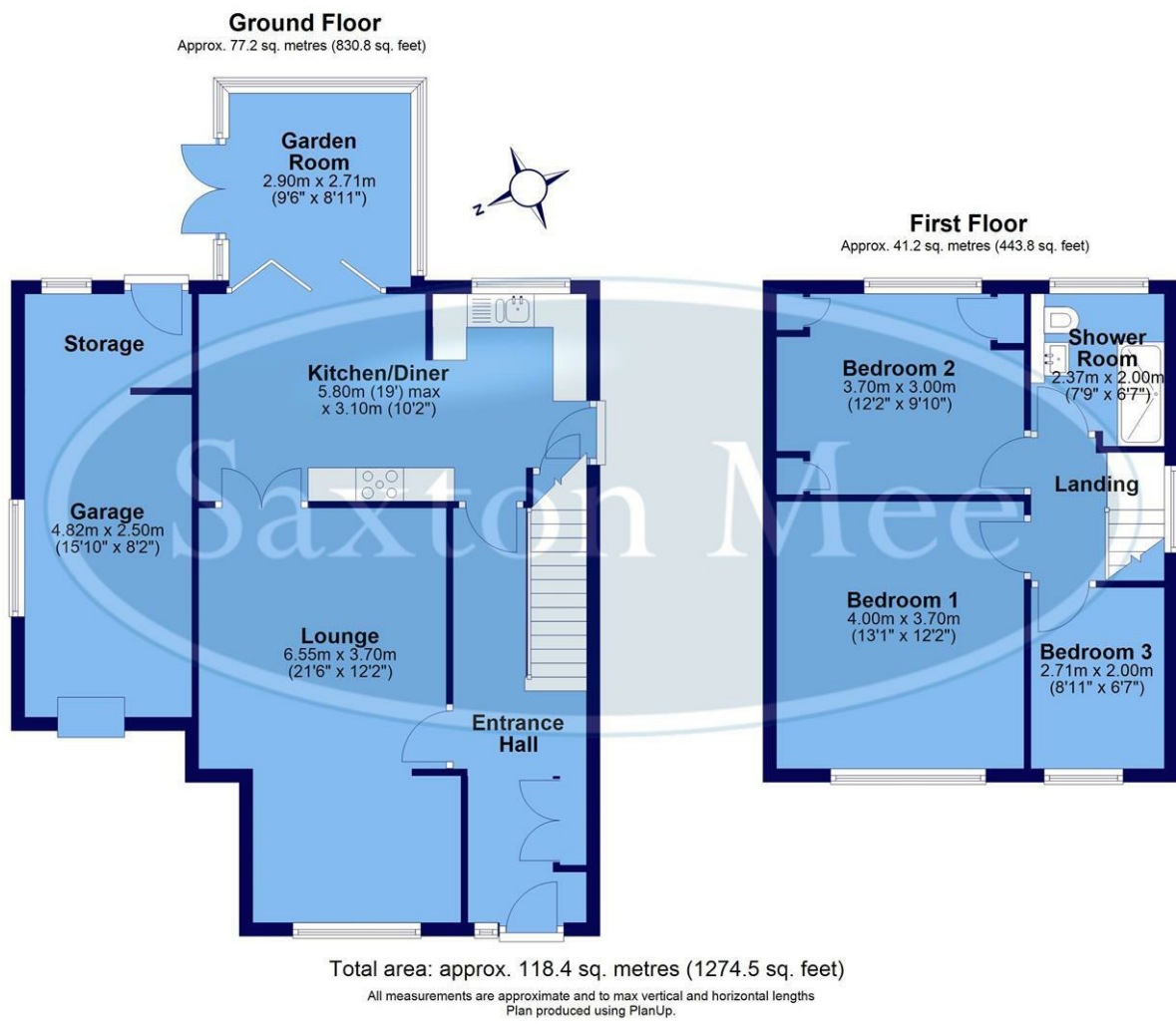
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from 1956. Ground Rent £7.50 per annum. The property is 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.



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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			
England & Wales		81	84
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			
England & Wales		76	80
EU Directive 2002/91/EC			