

# Saxton Mee



**Carr Road Deepcar Sheffield S36 2PR**  
**Offers Around £350,000**



## Carr Road

Sheffield S36 2PR

Offers Around £350,000

**\*\* FREEHOLD \*\* EXTENSIVE SOUTH FACING REAR GARDEN \*\*** Offering superb accommodation and situated on this admirable plot is this three bedroom, bay fronted detached property which enjoys gardens to both the front and rear and benefits from a driveway providing off-road parking, a garage, gas central heating and uPVC double glazing. The living accommodation briefly comprises double doors open into a porch which in turns opens into the spacious entrance hall. There is access to the dining room, lounge and kitchen. The dining room to the front has a lovely bay window allowing lots of natural light. The lounge has a large rear window making this a bright and airy room, while the focal point is the attractive fire surround and gas fire. The kitchen has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink, drainer and the four ring gas hob with extractor above. Integrated appliances include an electric oven and fridge along-with plumbing for a washing machine. Access to a pantry, the extended utility and a downstairs WC. The utility has wall and base units, space for a fridge freezer and tumble dryer. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master to the front has a bay window and benefits from a row of fitted wardrobes. Bedroom two is a good size double and again benefits from fitted wardrobes. Bedroom three is a good size single and is front facing. The spacious bathroom comes with a pale cream three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM DETACHED
- EXTENSIVE, SOUTH FACING REAR GARDEN
- DRIVEWAY & GARAGE
- GOOD SIZE PLOT
- UTILITY & DOWNSTAIRS WC
- FOX VALLEY SHOPPING CENTRE & AMENITIES
- MOTORWAY LINKS
- GOOD LOCAL SCHOOLS





**OUTSIDE**

An attractive stone wall encloses the front garden with a lawn and attractive planted borders. A driveway to the side leads to the garage with double doors, electric and lighting. A wrought iron gate opens and gives access to the excellent size rear garden which is mostly laid to lawn with attractive planted borders. Patio. Garden shed.

**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.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band D.

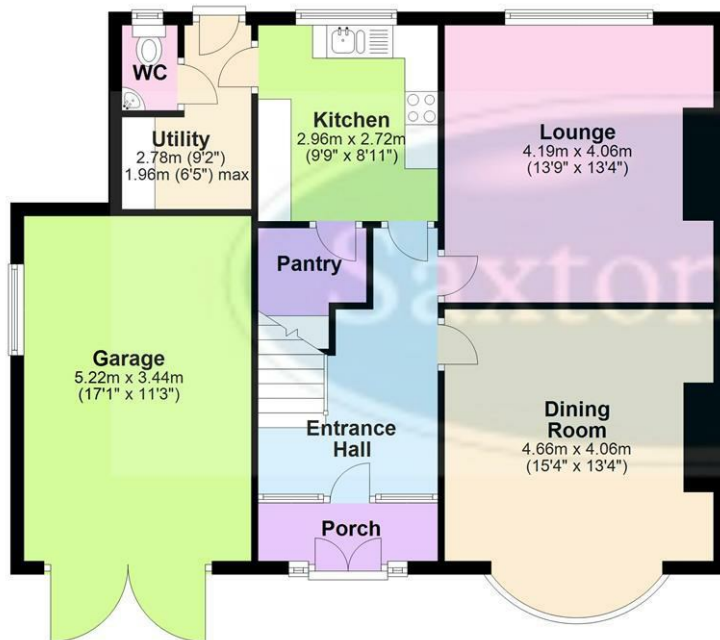
**VALUER**

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.

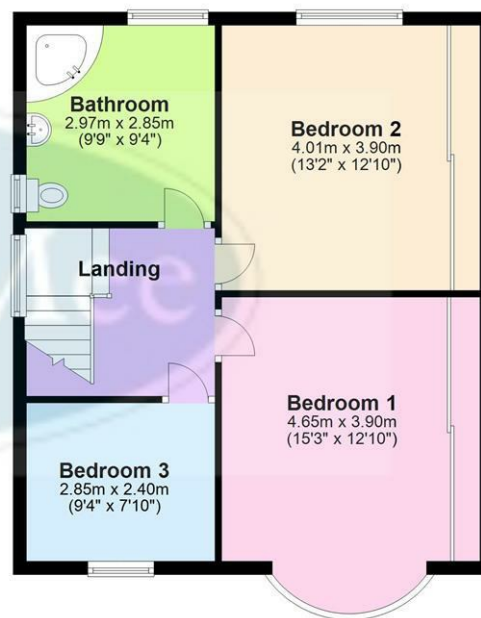
### Ground Floor

Approx. 80.6 sq. metres (867.8 sq. feet)



### First Floor

Approx. 55.9 sq. metres (602.2 sq. feet)



**Total area: approx. 136.6 sq. metres (1470.0 sq. feet)**

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.  
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](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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			