

# Saxton Mee

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Vaughton Hill Deepcar Sheffield S36 2SW  
Offers Around £325,000





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**\*\* FREEHOLD \*\*** Viewing is essential to appreciate the accommodation on offer of this generously proportioned, four bedroom, two bathroom stone built character home which enjoys a lovely rear aspect and benefits from a summer house, solar panels, uPVC double glazing and gas central heating. Dating back to the mid 1800's the property has been upgraded by the current owners and has a host of original features combined with modern living. The property is well positioned for access to the by-pass and local amenities including Fox Valley Shopping Centre. The effectively extended and well presented accommodation briefly comprises front uPVC door and porch with direct access into the dining room. The centre piece of the room is the cast iron stove along-with the feature beams, attractive flooring and stonework. Steps descend into the lounge, again with feature beams and a window seat. From the dining room an opening leads into the kitchen/diner. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven along-with housing and plumbing for a washing machine and space for an American style fridge freezer. Access to the inner hallway and built-in bar which is ideal for those who like to entertain. Steps then to descend to a pantry/cellar with the original stone table and useful for storage. There is a garden room currently used as a games room with uPVC sliding doors opening onto the rear garden. Inner lobby with storage cupboard and access into the bedroom five/study and the four piece suite bathroom with walk-in shower. From the inner hallway, a staircase rises to the first floor landing with access into the loft space, the four bedrooms and a shower room. Three bedrooms are double in size, the superb master has fitted wardrobes. The shower room comes with a WC and wash basin set in a vanity unit.

- VIEWING RECOMMENDED
- STUNNING FAMILY HOME WITH FOUR/FIVE BEDROOMS & TWO BATHROOMS
- LOUNGE, KITCHEN & DINING ROOM
- GOOD SIZE GARDEN WITH A SUMMER HOUSE WITH 8 PERSON HOT TUB
- EASY ACCESS TO AMENITIES, PUBLIC TRANSPORT & MOTORWAY LINKS
- FOX VALLEY SHOPPING CENTRE & LOCAL SCHOOLS







**OUTSIDE**  
To the front of the there is a low maintenance area and a permit parking bay. To the rear of the property is a fully enclosed good size garden with no third party access and includes a patio, lawn and grveled area with various shrubs and plants. Towards the bottom of the garden, there is a significant summer house complete with a 8 person high-quality hot tub with built in television and sound system.

**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 A.  
The property has solar panels to the rear of the property and are owned by the current vendor and generate approximately £1,600 a year.

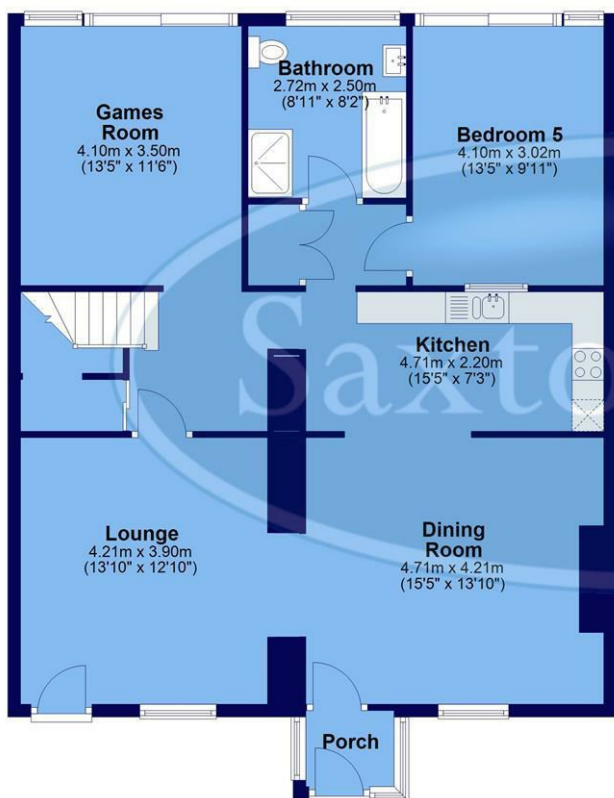
**VALUER**  
Greg Ashmore MNAEA

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.

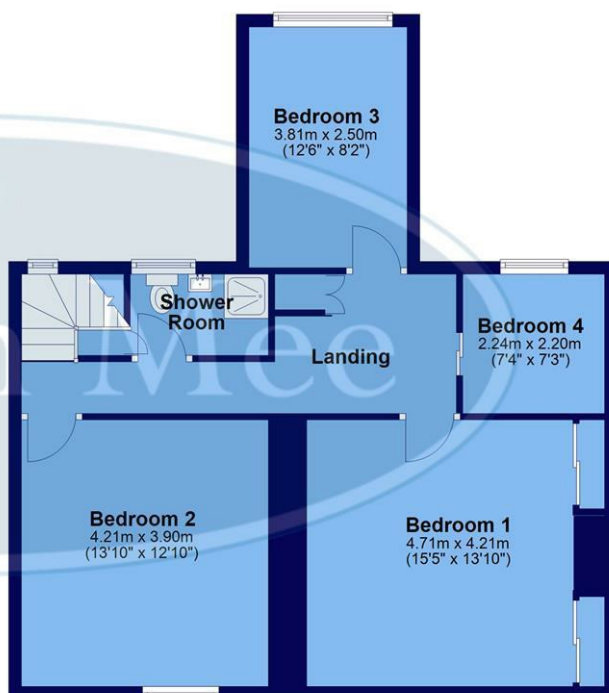
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**Ground Floor**  
Approx. 100.6 sq. metres (1082.8 sq. feet)



**First Floor**  
Approx. 69.8 sq. metres (751.7 sq. feet)



Total area: approx. 170.4 sq. metres (1834.5 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs			
England & Wales		76	86
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	