

# Saxton Mee



Manchester Road Deepcar Sheffield S36 2RE  
Guide Price £150,000

# Manchester Road

Sheffield S36 2RE

Guide Price £150,000

GUIDE PRICE £150,000-£160,000 \*\* FREEHOLD \*\* Viewing is essential to appreciate the accommodation on offer of this four bedroom terrace property which enjoys lovely rear views and benefits from uPVC double glazing and gas central heating. The property is ideally located for Fox Valley Shopping Centre, amenities, local schools and public transport links. Tastefully decorated throughout the spacious living accommodation briefly comprises front composite door which opens into the lounge with a front facing window allowing natural light, while the cast iron stove is the focal point of the room. Wood effect laminate flooring which flows into the inner lobby and the kitchen/diner which 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. There is an integrated oven along-with housing and plumbing for a washing machine, space for a fridge freezer and the housed gas boiler. There is space for a dining table and chairs, a rear composite entrance door and access to the cellar head. Steps lead down to the cellar being of similar size to the lounge and offering useful storage. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one is front facing and has space for furniture. Bedroom two overlooks the rear and is currently used as a dressing room. The bathroom comes with a three piece suite including a bath with overhead shower, WC and wash basin. A further staircase rises to the second floor landing and access into two further bedrooms, both benefiting from Velux windows and eaves storage.

- EARLY VIEWING ADVISED
- GENEROUSLY PROPORTIONED FOUR BEDROOM TERRACE
- CELLAR
- LOUNGE & KITCHEN/DINER
- RIVER WALK TO FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- PUBLIC TRANSPORT LINKS
- AMENITIES
- LOCAL SCHOOLS





**OUTSIDE**

Shared access leads to the rear garden and includes a lawn and seating area.

**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.

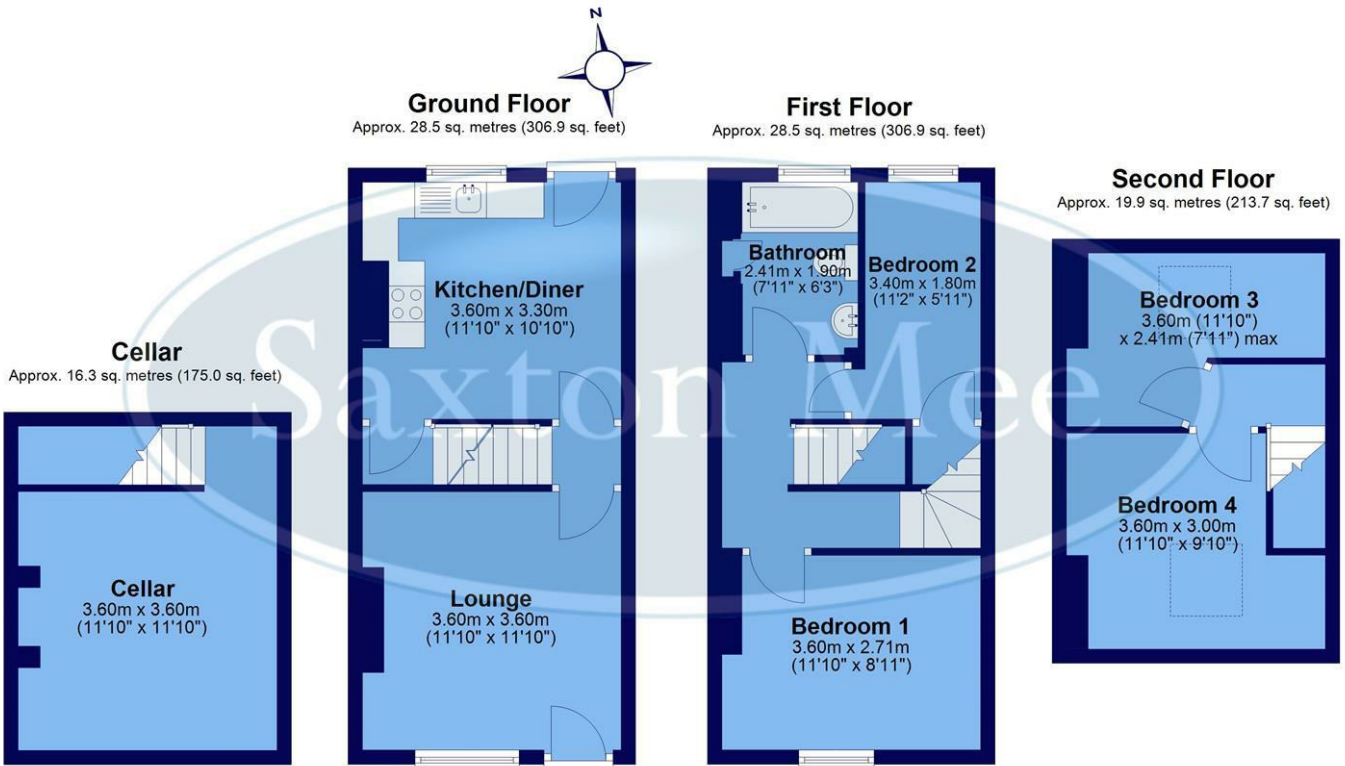
**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band A.

**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.



Total area: approx. 93.1 sq. metres (1002.4 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](http://www.saxtonmee.co.uk)

