

Robertshaw Crescent Deepcar Sheffield S36 2RX
Offers Around £200,000

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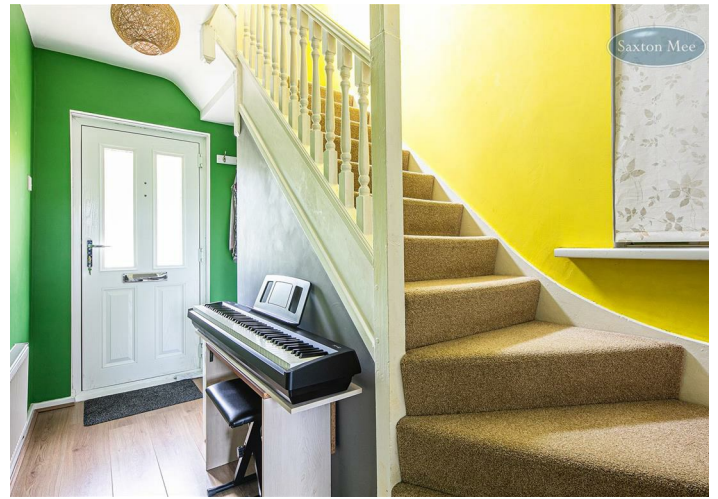
Sheffield S36 2RX

Offers Around £200,000

**** FREEHOLD **** Situated near the end of this quiet cul-de-sac on this admirable plot and enjoying stunning views is this three double bedroom semi detached property which benefits from a driveway currently without vehicle access, a good size garage which is ideal for storage, a rear garden, a loft conversion, uPVC double glazing and gas central heating. Set over three spacious levels, the living accommodation briefly comprises front composite door which opens into the entrance hall with an under stair storage cupboard. Access into the open plan kitchen/diner having a range of wall, base and drawer units with a complementary work top. Integrated appliances include an electric oven, dishwasher along with housing for a fridge freezer. The kitchen wraps round to the lounge. Access to the side entrance, a downstairs WC and useful utility with plumbing for a washing machine, space for a fridge and a sink. From the entrance hall, a staircase rises to the first floor landing with access into two double bedrooms and the bathroom. Both bedrooms have fitted storage. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor landing with a Velux window. This leads into attic double bedroom three with three Velux windows, the two to the the rear enjoy the stunning views.

- FREEHOLD
- DOWNSTAIRS W/C
- LARGE GARAGE
- EXTENSIVE VIEWS





OUTSIDE

A driveway which leads to the garage - useful for storage. Steps and path lead to the front entrance door. To the rear is an excellent size, fully enclosed garden which is mostly laid to lawn.

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.

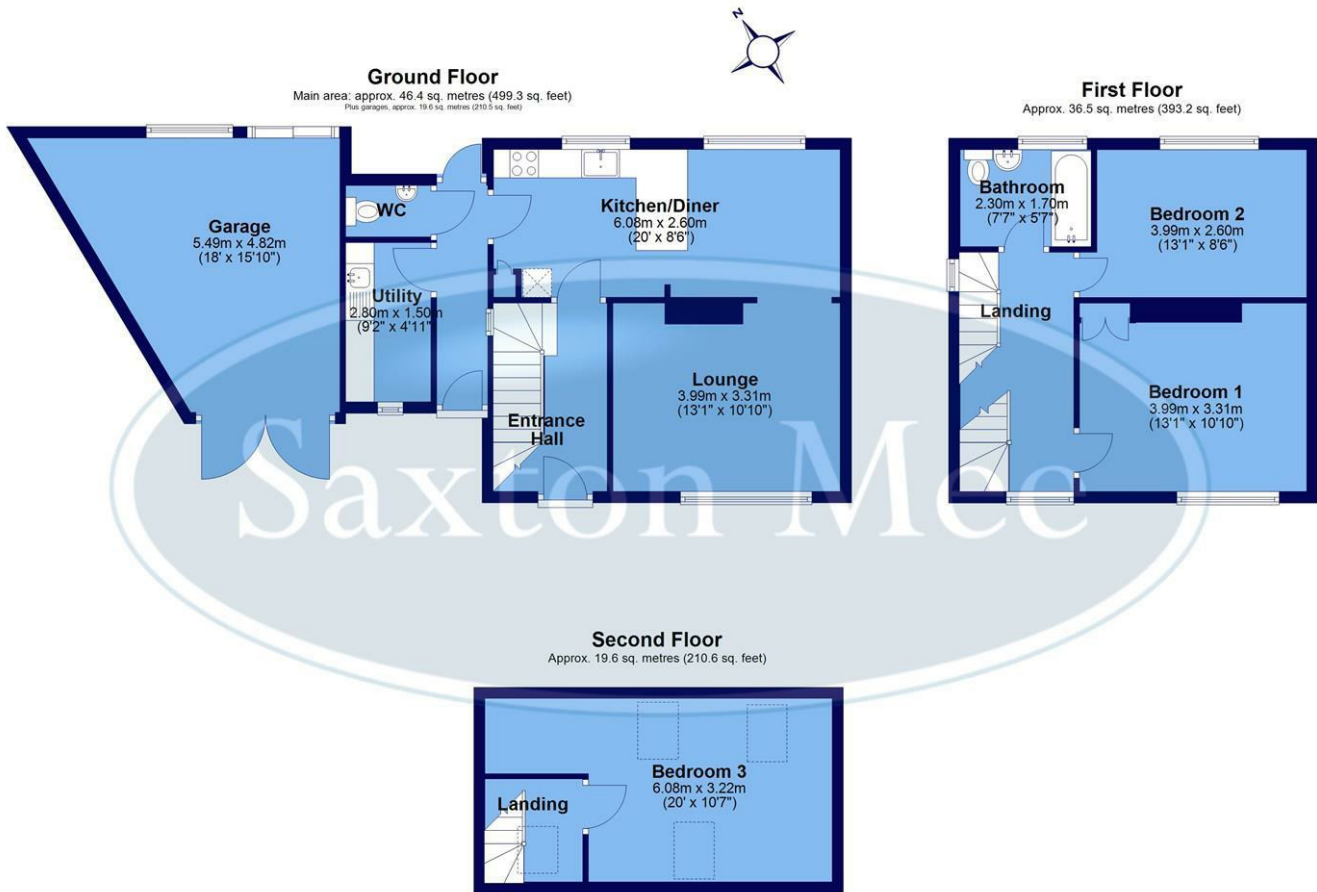
MATERIAL INFORMATION

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.



Main area: Approx. 102.5 sq. metres (1103.1 sq. feet)
Plus garages, approx. 19.6 sq. metres (210.5 sq. feet)

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

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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	EU Directive 2002/91/EC	69	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) 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	EU Directive 2002/91/EC	65	77