



The Rookery Deepcar Sheffield S36 2NA
Guide Price £325,000

The Rookery

Sheffield S36 2NA

Guide Price £325,000

GUIDE PRICE £325,000-£335,000 ** FREEHOLD ** Welcome to The Rookery in Deepcar, this stunning three good size bedroom, two bathroom detached property is situated on this popular residential estate and enjoys a fantastic rear garden and benefits from a driveway providing off-road parking, integral garage/storage, solar panels, uPVC double glazing and gas central heating. Tastefully decorated throughout, the well presented living accommodation briefly comprises front composite door which opens into the porch with a further door opening into the lounge. The well proportioned lounge has attractive flooring and a cast iron stove, which is the focal point of the room. The attractive flooring flows into the fabulous kitchen/diner. The kitchen has a range of wall, base and drawer units with contrasting quartz worktops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and microwave, dishwasher, wine cooler, fridge and freezer. The good size dining area has three aluminium bi-fold doors which open onto the rear garden and allow lots of natural light into the room. There is a separate side entrance door and access into a utility area with housing and plumbing for a washing machine, space for a fridge and an under stair storage cupboard. There is a downstairs WC which also houses the gas boiler. A staircase rises to the first floor landing with access into the partly boarded loft space, a storage cupboard, the three good size bedrooms and the shower room. The master has two front facing windows, fitted wardrobes, attractive flooring and access to an en suite shower room with WC and wash basin. Double bedroom two overlooks the rear garden. Good size bedroom three has double doors opening onto a Juliet balcony and fitted wardrobes. The modern shower room has a double walk-in shower, WC and wash basin.

- VIEWING IS A MUST!
- LOVELY FAMILY HOME
- SUPERB KITCHEN/DINER WITH BI-FOLD DOORS
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS, ONE WITH A JULIET BALCONY
- DRIVEWAY & A FULLY ENCLOSED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE





OUTSIDE

To the front is a lawn with a good size driveway to the side providing off-road parking which in turn leads to the integral garage, ideal for storage. A gate opens to the fully enclosed rear garden which includes two patios, a lawn and a bar/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.

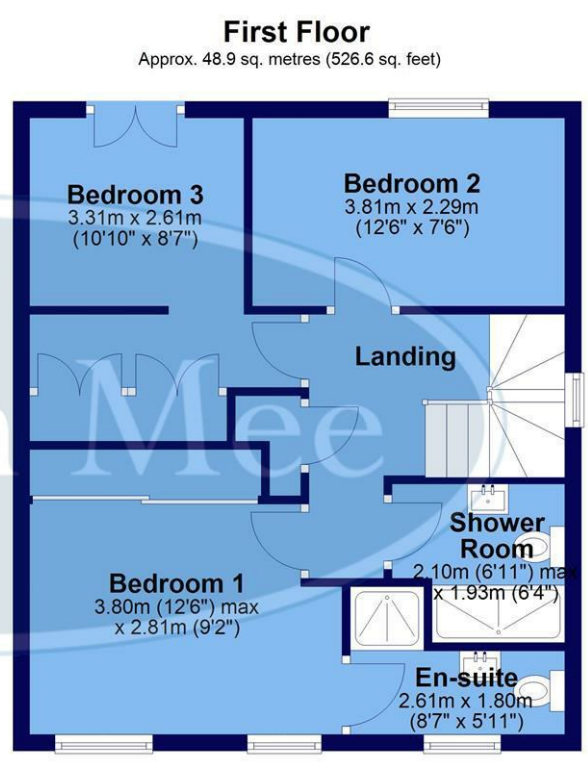
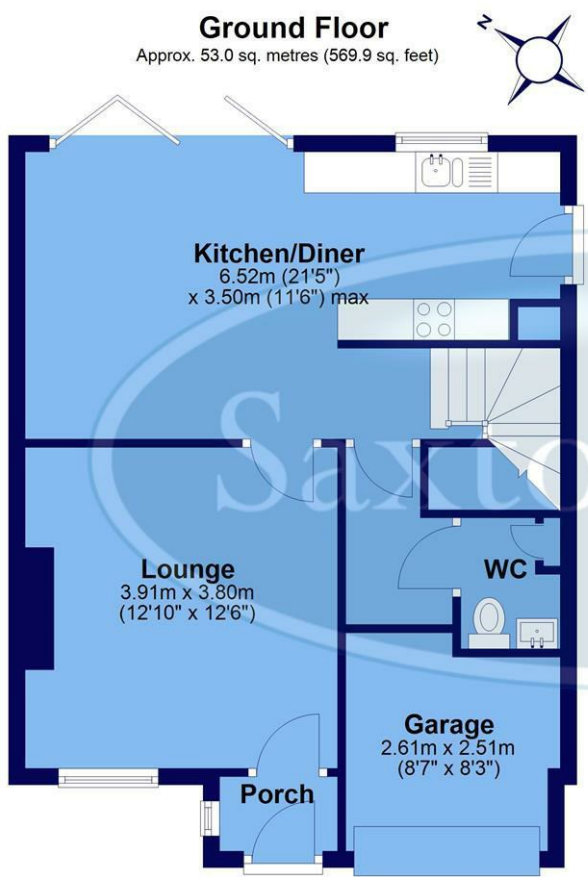
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D. There are solar panels with the property and the remaining feed in the tariff which would be worth approximately £1,500.00 per annum.

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. 101.9 sq. metres (1096.5 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	88	83	85