

# Saxton Mee



Manchester Road Deepcar Sheffield S36 2RF  
Guide Price £135,000



# Manchester Road

Sheffield S36 2RF

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GUIDE PRICE £135,000-£145,000 \*\* FREEHOLD \*\* Renovated to a high standard throughout including a new kitchen and bathroom is this stone fronted, two double bedroom terrace property. Renovations also include a new roof, windows and doors, replastered and decorated. Set over four levels and tastefully decorated throughout the well presented living accommodation briefly comprises front composite entrance door which opens into the lounge with a front window allowing natural light, while the focal point is the cast iron multi-fuel stove inset in the exposed brick chimney breast with a stone hearth. A door then opens into the modern kitchen having a range of wall, base and drawer units with a contrasting work top which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a fridge, freezer and electric oven. A door opens to a staircase which descends to a multi-purpose room which is currently used as a workshop/store but could be used as an office, cinema room, second sitting room or playroom. There is storage cupboard, a rear entrance door and houses the gas boiler. From the kitchen, a staircase rises to the first floor landing with access into the bedroom and the bathroom. The master is well proportioned and has a front facing window along with a storage cupboard and space for furniture, while the focal point is the feature fireplace. The spacious bathroom comes with a modern and contemporary three piece suite including bath with electric shower, WC and wash basin. There is a useful storage cupboard which has housing and plumbing for a washing machine and tumble dryer. A further staircase rises to the second floor and attic bedroom two which has a Velux window.

- EARLY VIEWING ADVISED
- RENOVATED THROUGHOUT INCLUDING A NEW KITCHEN & BATHROOM
- LOUNGE WITH CAST IRON MULTI-FUEL STOVE
- VERSATILE BASEMENT
- TWO DOUBLE BEDROOMS
- BACKING ONTO WOODLAND
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS, PUBLIC TRANSPORT & EASY ACCESS TO SHEFFIELD CITY CENTRE





**OUTSIDE**

Pedestrian and vehicular gives access to the easily maintained rear garden.

**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.

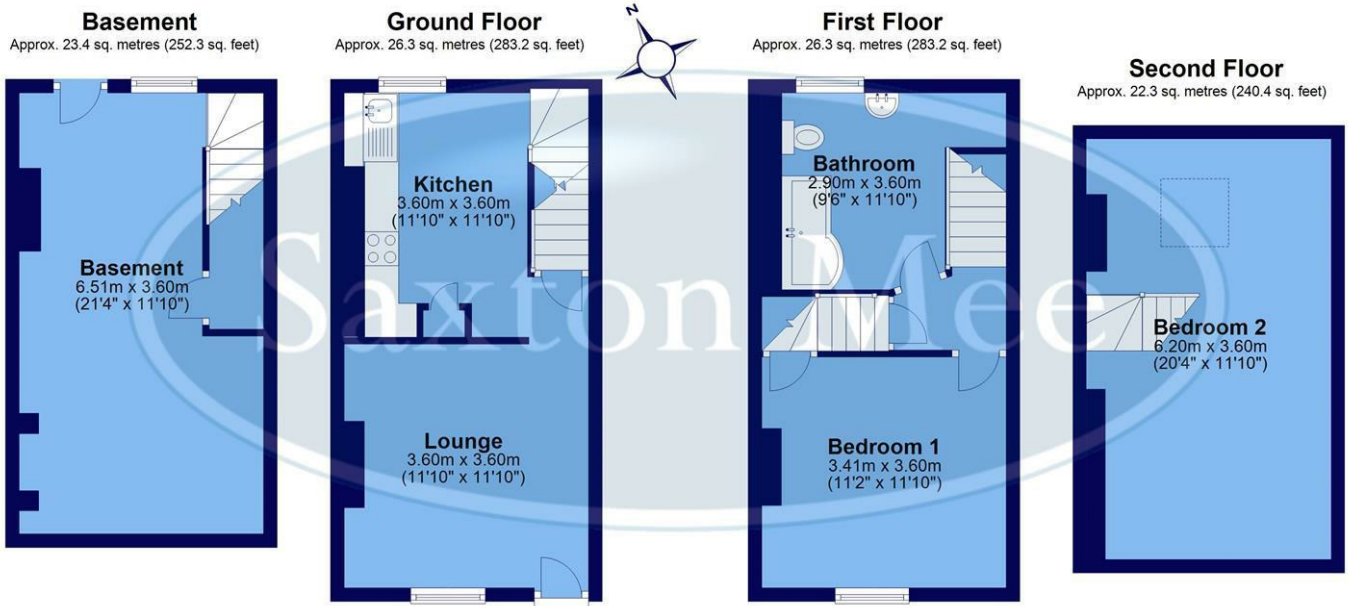
**MATERIAL INFORMATION**

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. 98.4 sq. metres (1059.2 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		
(92-100) <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>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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>	EU Directive 2002/91/EC	