

# Saxton Mee



Samuel Fox Avenue Deepcar Sheffield S36 2AF  
Offers Over £230,000

**St Luke's**  
Sheffield's Hospice



# Samuel Fox Avenue

Sheffield S36 2AF

Offers Over £230,000

**\*\*FREEHOLD \*\*** Situated on this popular residential estate with easy reach of Fox Valley Shopping Centre is this stone built three good size bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from part of the New Build Guarantee, a driveway providing off-road parking, new flooring throughout, uPVC double glazing and gas central heating. Tastefully decorated throughout and set over three levels, the well presented living accommodation briefly comprises composite door which opens into the entrance hall with a downstairs WC and access into the open plan kitchen and lounge/diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, dishwasher along with housing and plumbing for a washing machine and the housed gas boiler. There is a large under stair storage cupboard. The lounge and dining area has three bi-fold doors which open onto the rear garden and allow lots of natural light. From the entrance hall, a staircase rises to the first floor landing with access into two good size bedrooms and the bathroom. The bathroom comes with three piece suite including bath with overhead shower, WC and wash basin. A further staircase rises to the attic master bedroom with dual aspect Velux windows, a storage cupboard and eaves storage.

- EARLY VIEWING ADVISED
- ACCOMMODATION OVER THREE LEVELS
- THREE GOOD SIZE BEDROOMS
- DOWNSTAIRS WC
- LOUNGE WITH BI-FOLD DOORS
- MODERN KITCHEN
- LANDSCAPED REAR GARDEN & DRIVEWAY PROVIDING OFF ROAD PARKING
- LOCAL AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- MOTORWAY LINKS & EASY ACCESS TO SHEFFIELD CITY CENTRE







**OUTSIDE**

A driveway provides off-road parking. Access down the side of the property leads to the fully enclosed rear garden with a patio, artificial lawn and a barked chipped 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.

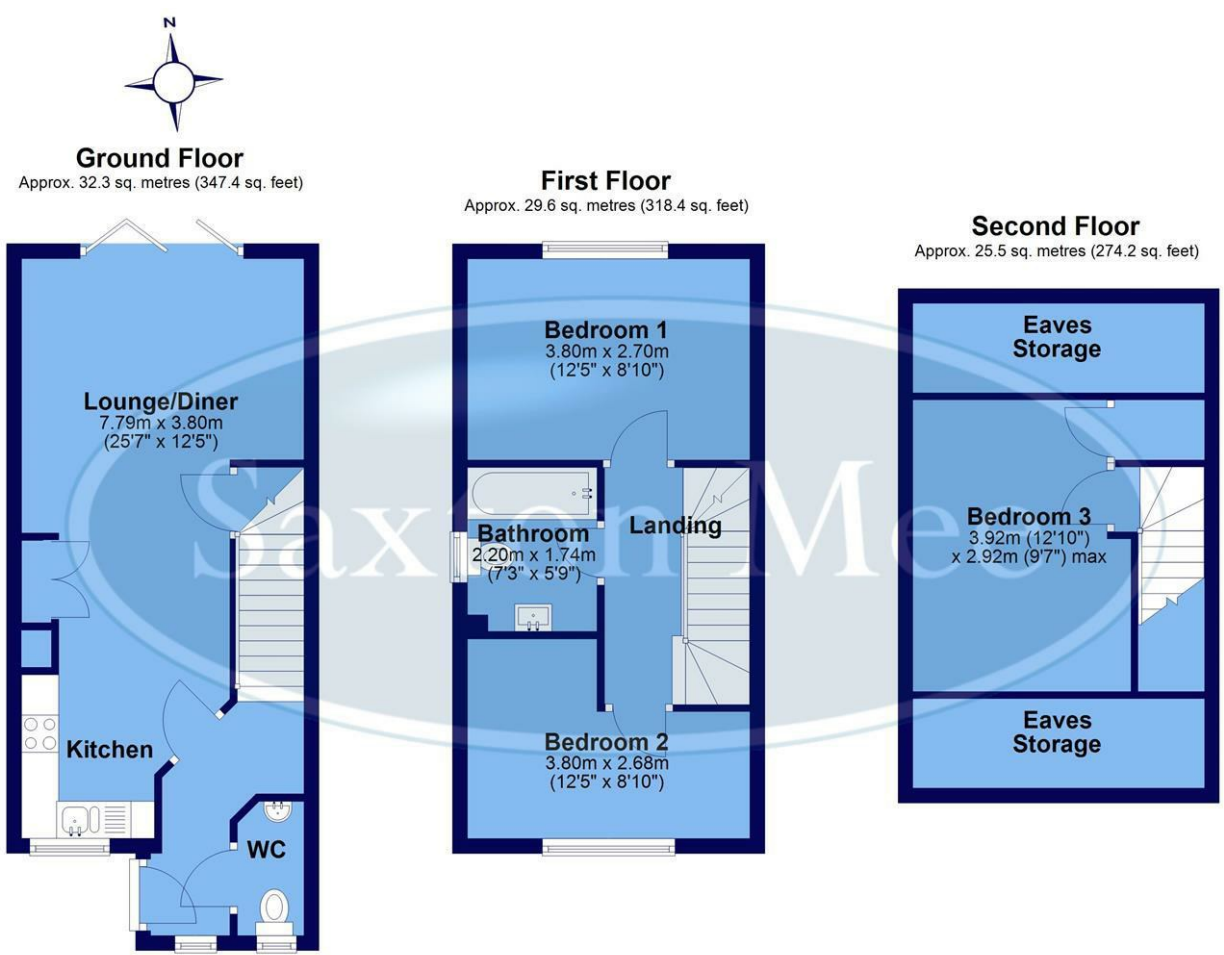
**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band B.

**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.



**Ground Floor**  
Approx. 32.3 sq. metres (347.4 sq. feet)

**First Floor**  
Approx. 29.6 sq. metres (318.4 sq. feet)

**Second Floor**  
Approx. 25.5 sq. metres (274.2 sq. feet)

Total area: approx. 87.3 sq. metres (940.0 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](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	96		

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