

Saxton Mee



St. Andrew Road Deepcar Sheffield S36 2SA
Guide Price £250,000



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GUIDE PRICE £250,000-£260,000 ** FREEHOLD ** Enjoying a lovely outlook is this three double bedroom detached property which has a fully enclosed rear garden and benefits from two driveways providing off-road parking, a garage, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises, front uPVC door which opens into the extended porch with ample space for storage, coats and shoes. A further uPVC door then opens into the entrance hall with a good size storage cupboard. Access into the generously proportioned through lounge/dining room with dual aspect windows making this a bright and airy space. The focal point of the room is the modern gas fire. A door then opens into the kitchen which has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include an electric oven, microwave and fridge freezer. A uPVC door then opens into the garage/utility which has plumbing for a washing machine and tumble dryer. There are fitted cupboards, an electric roller garage door, rear entrance door and a WC with a wash basin. From the entrance hall, a staircase rises to the first floor landing with access into the three double bedrooms and the shower room. The master is a good size and benefits from fitted cupboards. Bedroom two enjoys the fantastic outlook. Bedroom three is to the front of the property. The shower room comes with a double shower cubicle, WC and wash basin along with access into the loft space.

- EARLY VIEWING ADVISED
- THREE DOUBLE BEDROOM DETACHED PROPERTY
- LOVELY OUTLOOK & REAR GARDEN
- TWO DRIVEWAYS & GARAGE WITH UTILITY & WC
- WELL PROPORTIONED THROUGH LOUNGE & DINING ROOM
- SHOWER ROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY LINKS





OUTSIDE

The property benefits from two driveways providing off-road parking, one driveway leads to the garage. To the rear is a fully enclosed garden which includes a garden shed, summer house and greenhouse all benefiting from an electric supply. There are two patios, a lawn and an attractive planted garden. Access to the garage with under stair storage .

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 C.

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.

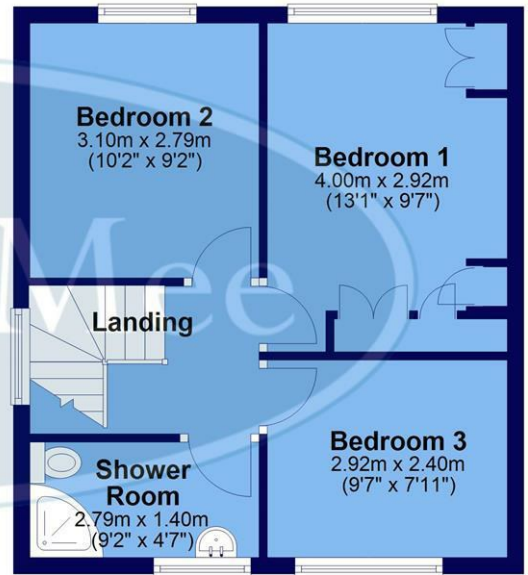
Ground Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 95.8 sq. metres (1031.4 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		67	82
	EU Directive 2002/91/EC		

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		64	79
	EU Directive 2002/91/EC		