

Saxton Mee

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Carr Road Deepcar Sheffield S36 2PR
Guide Price £325,000



Carr Road

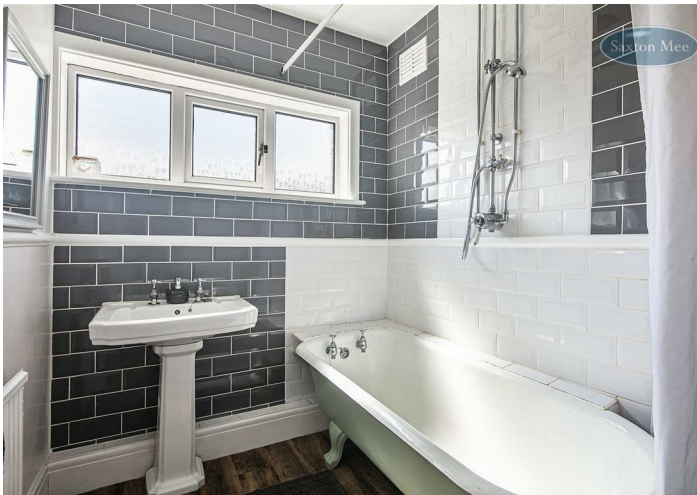
Sheffield S36 2PR

Guide Price £325,000

GUIDE PRICE £325,000-£350,000 * FREEHOLD * Having undergone a scheme of modernisation including a rear extension is this much larger than average, bay fronted three bedroom semi detached property which enjoys a lovely rear garden and attractive views. Combining a host of original features with modern living the property benefits from uPVC double glazing and gas central heating. In brief, the living accommodation comprises, storm porch with the original front door opens into the entrance hall with Parquet solid oak flooring, built in storage cupboard and further under stair cupboard. Access into the lounge and the kitchen/dining room. The lounge has a lovely bay window allowing lots of natural light, while the focal point of the room is the cast iron multi-fuel stove with a granite hearth. The hub of this home is the largely extended open plan kitchen and dining room with three Aluminium bi-fold doors which open onto the rear garden and allow lots of natural light to flow through the room. The kitchen has a range of units with a contrasting Corian worktop which incorporate the five ring hob with extractor above. Integrated appliances include a double electric oven and dishwasher. A lovely feature is the original cupboards to one side of the chimney breast. There is useful utility which has fitted shelving, the gas boiler and plumbing for a washing machine and tumble dryer. Rear entrance lobby with access to the coal house and a rear entrance door. From the entrance hall, a staircase rises to the first floor landing with a good size cupboard which has a loft hatch with access to the substantial loft with huge potential for conversion (subject to the necessary planning consents). There are three bedrooms, the master is a fantastic size and has a storage cupboard and enjoys views over the rear garden. Double bedroom two again has a storage cupboard and enjoys the views over towards Wortley. The bathroom comes with a bath with overhead shower. Separate WC.

- VIEWING IS RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER
- LOVELY SOUTH FACING REAR GARDEN
- ALLOCATED PARKING SPACE
- SPACIOUS ACCOMMODATION THROUGHOUT
- FANTASTIC OPEN PLAN KITCHEN





OUTSIDE

A low stone wall encloses a front lawn garden with steps and a path lead to the entrance door. Access down the side leads to the fantastic rear garden which is mostly laid to lawn with a patio. There is a garden pond, garden shed and a substantial shed/workshop with a wood store to the rear. Allocated parking space.

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.



Total area: approx. 189.3 sq. metres (2038.0 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 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		63	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	