



Hills Road Deepcar Sheffield S36 2QN
Guide Price £120,000

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GUIDE PRICE £120,000-£130,000 ** NO CHAIN ** FREEHOLD ** Situated on this popular residential estate is this two double bedroom semi detached property which enjoys a pleasant rear garden and benefits from uPVC double glazing and electric heating. The property has been well kept by the current owner for over 70 years but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises, front door which opens into the entrance hall with an under stair storage cupboard and access into the open plan lounge/dining room and the kitchen. The lounge has dual aspect windows allowing lots of natural light and a gas fire. The kitchen has a range of units with a worktop which incorporates the sink and drainer. There is space for an oven along with plumbing for a washing machine and space for an under-counter fridge. There is a useful pantry area with fitted shelving. Access to a side entrance lobby with front and rear uPVC doors and two storage areas, one could be used as a utility/work shop. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the two bedrooms and the bathroom. The good size master is to the front of the property and has fitted wardrobes and a storage cupboard over the stairs. Double bedroom two has a lovely rear facing aspect and again benefits from fitted wardrobes and a storage cupboard which houses the hot water cylinder. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- IN NEED OF MODERNISATION WITH POTENTIAL
- FULLY ENCLOSED REAR GARDEN
- LOVELY ASPECT
- OPEN PLAN LOUNGE/DINING ROOM & SEPARATE KITCHEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

A low wall encloses a front lawn, steps and path lead to the front and side entrance doors. The fully enclosed tiered rear garden has a seating area, two lawns and a 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 A.

VALUER

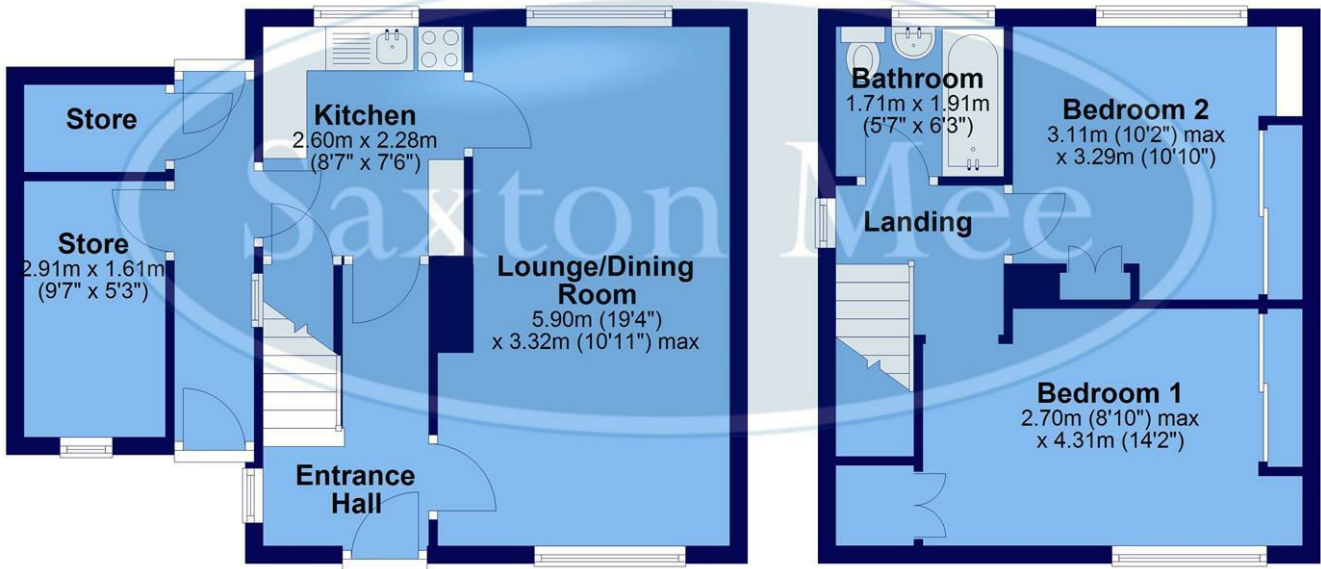
Greg Ashmore MNAEA

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.



Ground Floor
Approx. 42.2 sq. metres (453.9 sq. feet)

First Floor
Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 73.5 sq. metres (790.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(55-48)	D		
(39-34)	E		
(21-18)	F		
(1-10)	G		
Not energy efficient - higher running costs			
		85	33
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	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			
		44	83
England & Wales		EU Directive 2002/91/EC	