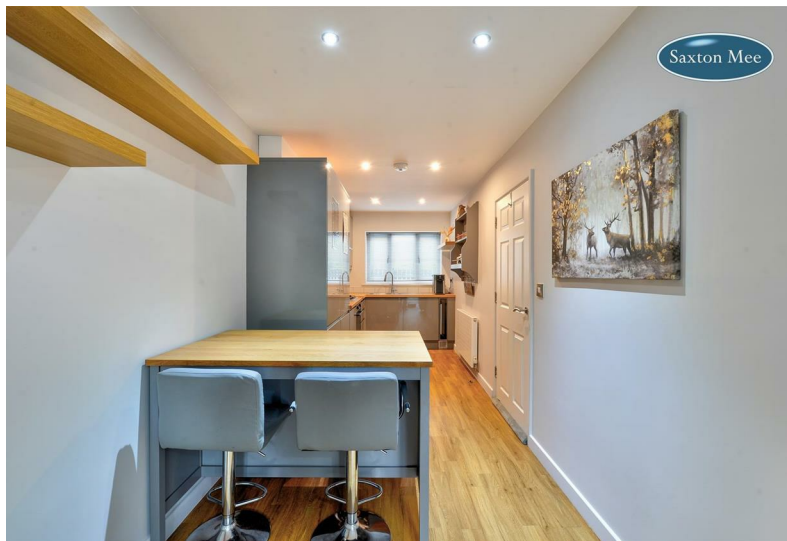


Saxton Mee

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Manchester Road Deepcar Sheffield S36 2RE
Offers Around £240,000



Manchester Road

Sheffield S36 2RE

Offers Around £240,000

**** FREEHOLD **** With attractive views over the river, sits this not-to-be-missed four bedroom end terrace house. This stone built house is larger than average, and benefits from an integral garage, carport, and balcony.

The property is set over four levels, with the integral garage and utility at the lower level.

Ground floor: Entrance hall and WC. Open plan kitchen and lounge. The kitchen has a range of wall, base, and drawer units with a contrasting worktop. This houses the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, wine cooler, dishwasher, fridge and freezer. There is a unit which houses the gas boiler. The lounge has uPVC French Doors which lead to the balcony. From here you can enjoy the river and woodland views.

From the entrance hall, a staircase descends to the lower ground floor which has a rear lobby and an entrance door. Access into the integral garage with up and over door, under-stair cupboard, and a useful utility with a sink and drainer, as well as plumbing for a washing machine.

First Floor: Two double bedrooms and the principal bathroom. The bathroom comes with a three piece suite including bath with overhead shower, WC, and wash basin.

Second Floor: Two further bedrooms. The master bedroom benefits from an en-suite (WC, wash basin and shower), and French Doors which open to a Juliet balcony. Again, here you can enjoy the views across the river and hills. The second bedroom was originally designed by the builder as a dressing room. This is an adaptable space that could be used as a bedroom, nursery, office, or dressing room.

Property benefits from uPVC double glazing and gas central heating.

- VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER WITH THE BENEFIT OF THE REMAINDER OF THE 10 YEAR STRUCTURAL WARRANTY
- FOUR BEDROOMS/TWO BATHROOMS
- CARPORT & GARAGE WITH UTILITY
- LOUNGE WITH BALCONY, PERFECT FOR ENJOYING THE RIVER VIEWS
- MODERN FITTED KITCHEN
- DOWNSTAIRS WC
- FOX VALLEY SHOPPING CENTRE, EASY ACCESS TO SHEFFIELD & MOTORWAY LINKS
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS





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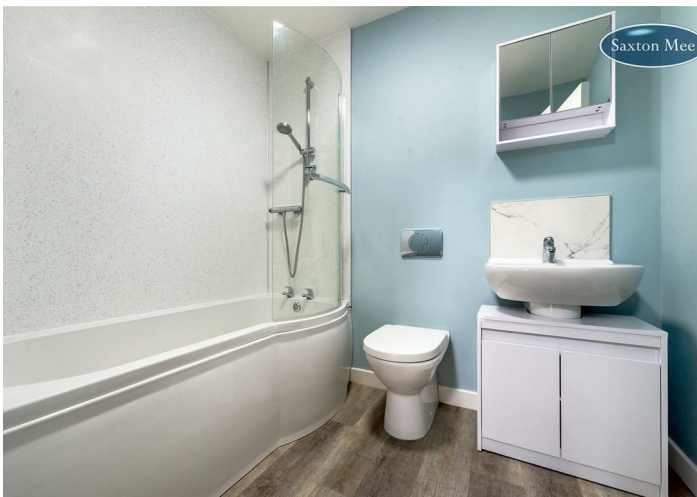
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OUTSIDE

To the front is a gate which opens to a patio and the entrance door. Pedestrian and vehicular access to the rear of the property with a carport providing off road parking. There is a lawn 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 C.

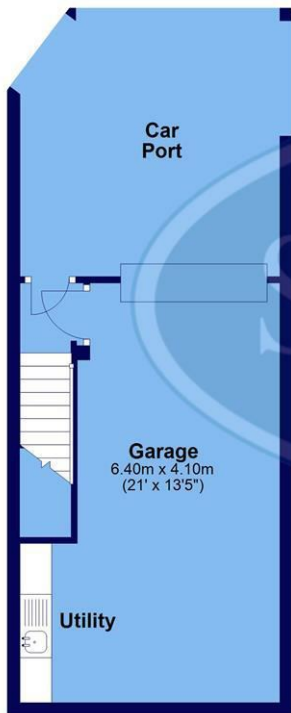
VALUER

Greg Ashmore MNAEA

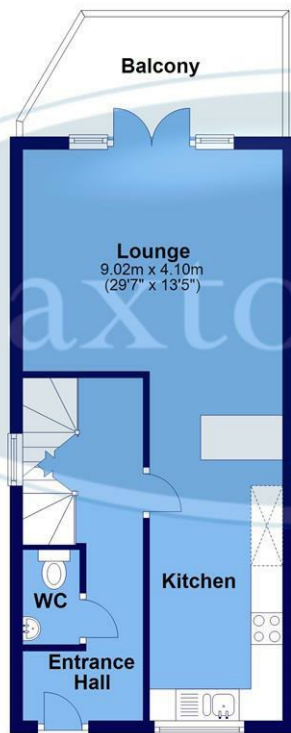
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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.



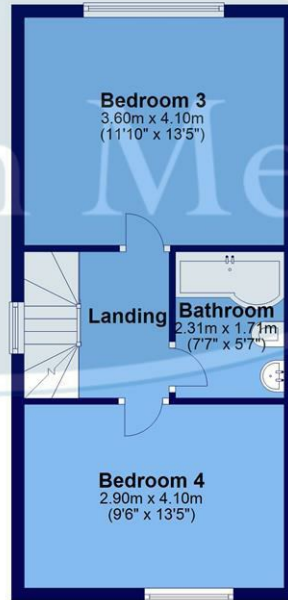
Lowest Ground Floor
Approx. 26.7 sq. metres (287.3 sq. feet)



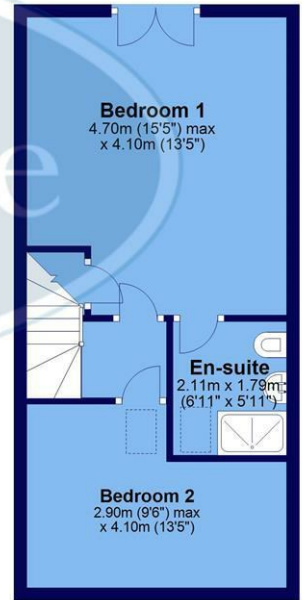
Ground Floor
Approx. 37.0 sq. metres (397.8 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.4 sq. feet)



Second Floor
Approx. 36.9 sq. metres (397.4 sq. feet)



Total area: approx. 137.5 sq. metres (1479.9 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

www.saxtonmee.co.uk



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			
		83	93
England & Wales		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		EU Directive 2002/91/EC	