

Saxton Mee



St. Margaret Avenue Deepcar Sheffield S36 2TE
Guide Price £270,000



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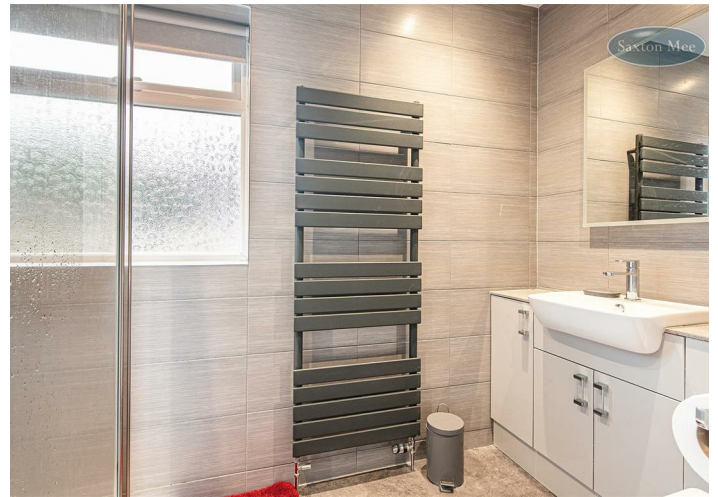
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GUIDE PRICE £270,000-£280,000 ** FREEHOLD ** Situated on this popular Ideal Homes Estate is this three good size bedroom link detached which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises, front composite door which opens into the entrance with an under stair storage cupboard and access into the open plan lounge/dining room. The lounge has a large front window allowing lots of natural light, while the focal point is the attractive fireplace. The dining room has uPVC French doors which open into the extended garden room perfect for enjoying the views over the rear garden. From the dining area, a door opens to the newly fitted kitchen which has a range of wall, base and drawer units. Contrasting worktops incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven and dishwasher. Access into the utility with matching units, housing for a fridge, freezer, washing machine, tumble dryer and the gas boiler. There is a rear uPVC entrance door, downstairs WC and access into the integral garage with electric door. From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, the three bedrooms and the shower room. The master is a good size double and benefits from two storage cupboards. Double bedroom two overlooks the rear garden. Bedroom three is a good size single and is to the front of the property. The shower room comes with a modern suite including double shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY THREE BEDROOM FAMILY HOME
- OPEN PLAN LOUNGE/DINING ROOM, GARDEN ROOM, KITCHEN & UTILITY
- DRIVEWAY & GARAGE
- GOOD SIZED REAR GARDEN
- MODERN KITCHEN & THREE PIECE SUITE BATHROOM
- FOX VALLEY SHOPPING CENTRE, AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS





OUTSIDE
To the front is a lawn with attractive planted borders. A driveway leads to the integral garage with electric door. The fully enclosed rear garden has a lawn, artificial lawn, patio, mature planted shrubs and plants and a garden shed.

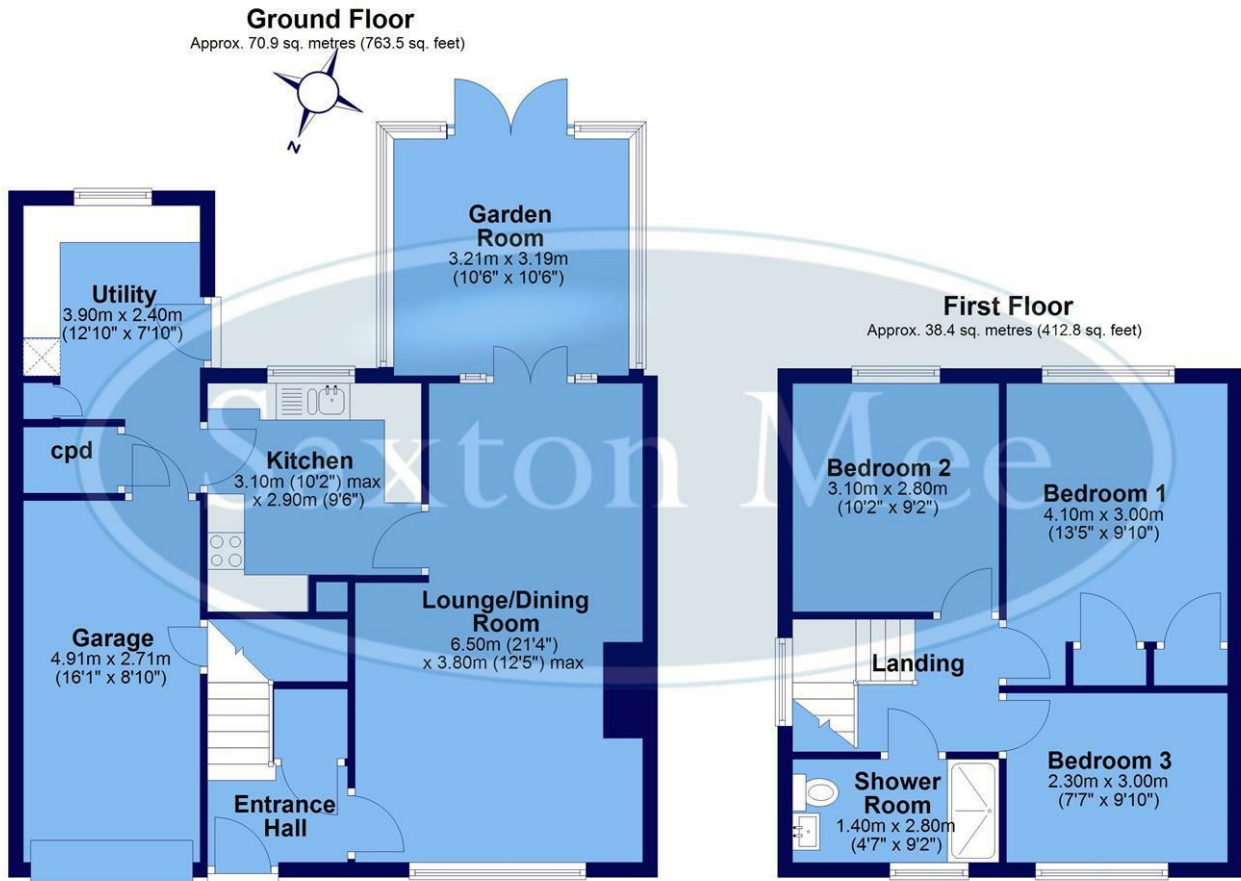
LOCATION
Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley 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 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.



Total area: approx. 109.3 sq. metres (1176.3 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

