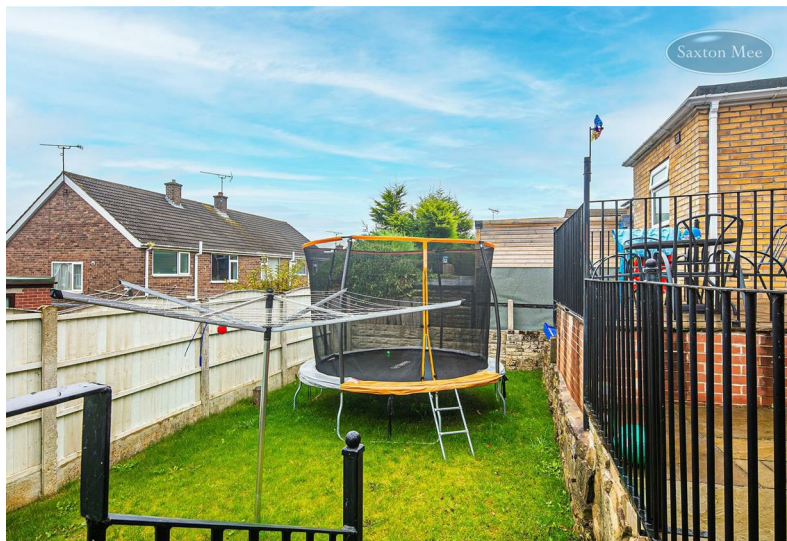


Saxton Mee

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Cambridge Road Deepcar Sheffield S36 2TJ
Guide Price £250,000



Cambridge Road

Sheffield S36 2TJ

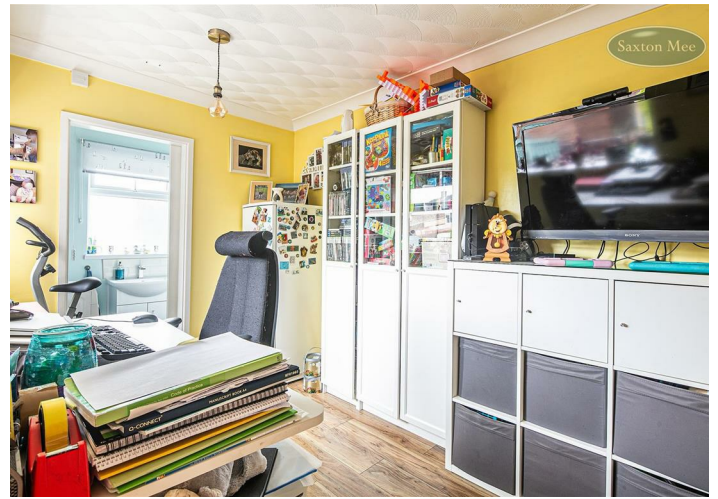
Guide Price £250,000

GUIDE PRICE £250,000-£260,000 ** FREEHOLD ** Situated on the Ideal Homes Estate enjoying lovely views is this three bedroom detached property which benefits from a fully enclosed rear garden, a driveway providing off road parking, an integral garage, a rear extension, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises, front uPVC door and porch which opens into the entrance porch with access into the lounge and the kitchen. The good size lounge has a large front window allowing lots of natural light, while the focal point is the electric fire set in an attractive surround along with access into the dining room. The kitchen has a range of wall, base and drawer units with a complementary worktop which incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include a double electric oven and dishwasher along with space for a fridge freezer and under stair storage cupboard which houses the gas boiler. A door then opens into the dining room with a uPVC sliding door which opens onto the rear garden. Forming part of the extension is the study/playroom, this multi-purpose room has access to a downstairs WC with plumbing for a washing machine. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the three bedrooms and the bathroom. The master is a good size double and has ample space for furniture. Double bedroom two benefits from fitted wardrobes. Bedroom three is to the front of the property. The bathroom has a useful storage cupboard and comes with a three piece suite including bath with overhead shower, WC and wash basin.

- VIEWING RECOMMENDED
- THREE BEDROOM DETACHED PROPERTY WITH A DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN WITH 2 PATIOS & A LAWN
- LOUNGE, DINING ROOM & KITCHEN
- REAR EXTENSION WITH MULTI-PURPOSE ROOM & DOWNSTAIRS WC
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

Double gates open to a driveway providing off-road parking, this leads to the garage with up and over door. Front garden area. To the rear is a fully enclosed, tiered rear garden which includes two stone flagged patios and a lawn.

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.

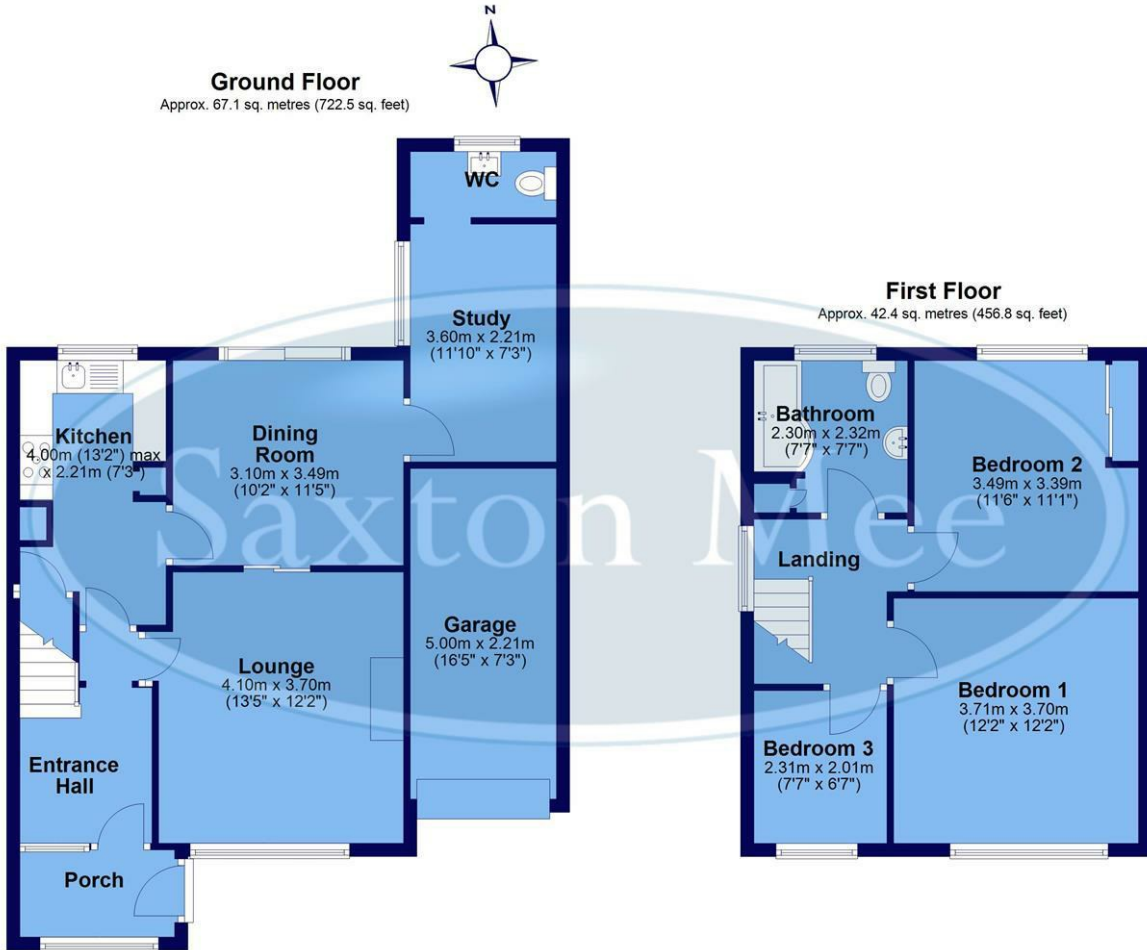
MATERIAL INFORMATION

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. 109.6 sq. metres (1179.4 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

**Crookes
 Hillsborough
 Stocksbridge**

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
64	79	57	74

Energy Efficiency Rating Legend:
 A (92-101): Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (81-91): Very environmentally friendly - lower CO₂ emissions
 B (61-80)
 C (41-60)
 D (21-40)
 E (1-20): Not environmentally friendly - higher CO₂ emissions

England & Wales | EU Directive 2002/91/EC