

Saxton Mee

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Samuel Fox Avenue Deepcar Sheffield S36 2AG
Guide Price £200,000



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GUIDE PRICE £200,000-£210,000 ** WEST FACING REAR GARDEN **
Situated on the cusp of open countryside and finished to a high standard is this two double bedroom end townhouse which enjoys a west facing rear garden and benefits from an allocated parking space, further visitor parking, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises front composite door which opens into the entrance hall with a downstairs WC. Access into the open plan lounge and kitchen diner. The kitchen has a modern range of wall, base, drawer and floor to ceiling soft closing units with a contrasting work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge, freezer, dishwasher and washing machine. There is a useful storage cupboard. Attractive flooring flows into the lounge area with three bi-folding doors which open onto the enclosed rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the two double bedrooms and the bathroom. The master bedroom benefits from bespoke fitted wardrobes. Bedroom two has a storage cupboard over the stairs and a dressing area. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin.

- VIEWING IS RECOMMENDED
- NICE OUTLOOK
- EASY ACCESS TO MANCHESTER ROAD
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- DOWNSTAIRS WC
- OPEN PLAN KITCHEN, DINING & LOUNGE WITH BI-FOLD DOORS
- WEST FACING REAR GARDEN
- ALLOCATED PARKING SPACE





OUTSIDE

Allocated parking space and further visitor parking. A gate to the side opens to the fully enclosed rear garden which is mostly laid to lawn and includes a patio.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools including Stocksbridge Infant, Junior and High School. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

NOTES

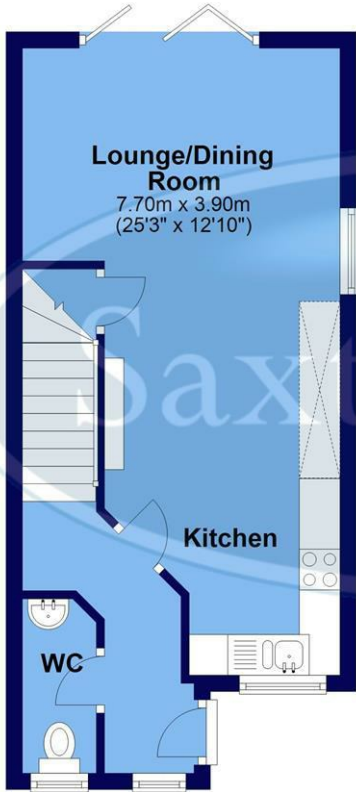
The property is Freehold and currently Council Tax Band B.

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.

Ground Floor
Approx. 32.6 sq. metres (350.6 sq. feet)



First Floor
Approx. 30.3 sq. metres (326.5 sq. feet)



Total area: approx. 62.9 sq. metres (677.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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www.saxtonmee.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-91) A | | 97 |
| | (81-91) B | | 83 |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| | (1-20) G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92-91) 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 | |