



Broadhead Road Deepcar Sheffield S36 2PL
Price Guide £200,000

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PRICE GUIDE **£200,000- £220,000 ** FREEHOLD ** Recently modernised is this three bedroom semi detached property which enjoys a good sized rear garden and benefits from off-road parking, uPVC double glazing and gas central heating. The refit includes a new open plan kitchen/diner, bathroom, gas boiler, new doors, redecorated and new flooring.

Tastefully decorated throughout, the well presented living accommodation comprises, front composite door which opens into the entrance hall with an under stair storage cupboard and access into the lounge, kitchen/diner and a utility/multi-purpose room. The lounge has a large front window allowing lots of natural light, while the focal point is the modern fireplace with electric fire. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. There is space for a Range cooker with extractor above and housing and plumbing for a dishwasher. There is ample space for a dining table and chairs and a uPVC French doors which open onto the garden, a perfect extension for outside dining. The good size utility/multi-purpose room has housing and plumbing for a washing machine and tumble dryer as well as front and rear doors.

From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, the three bedrooms and the bathroom. The master to the front has fitted wardrobes. Double bedroom two overlooks the rear. The bathroom has a modern and contemporary three piece suite including bath with overhead shower, WC and wash basin set on a vanity unit.

- WELL PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE, KITCHEN/DINER & GOOD SIZED UTILITY/MULTI-PURPOSE ROOM
- THREE BEDROOMS
- MODERN THREE PIECE BATHROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY
- ATTRACTIVE REAR VIEWS





OUTSIDE

To the front is a gravelled area. Gates open to a driveway providing off-road parking. To the rear is a fully enclosed garden which has two Indian stone patios, lawn 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

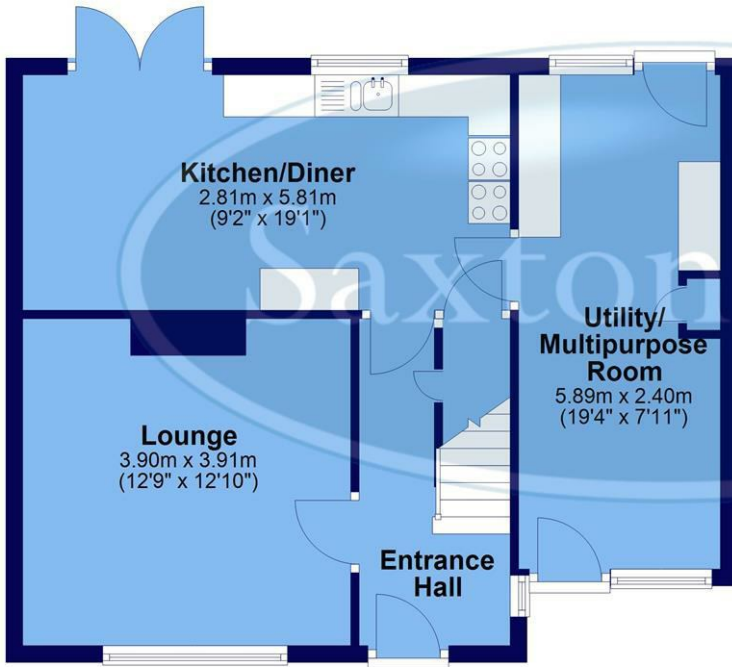
The property is Freehold and currently Council Tax Band A.

VALUER

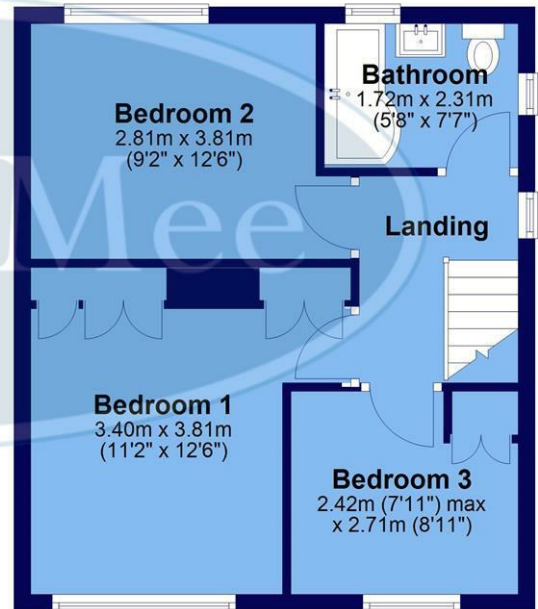
Greg Ashmore MNAEA

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Ground Floor
Approx. 54.3 sq. metres (584.0 sq. feet)



First Floor
Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 93.8 sq. metres (1009.3 sq. feet)

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

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