



St Johns Road Deepcar Sheffield S36 2SF
Guide Price £230,000

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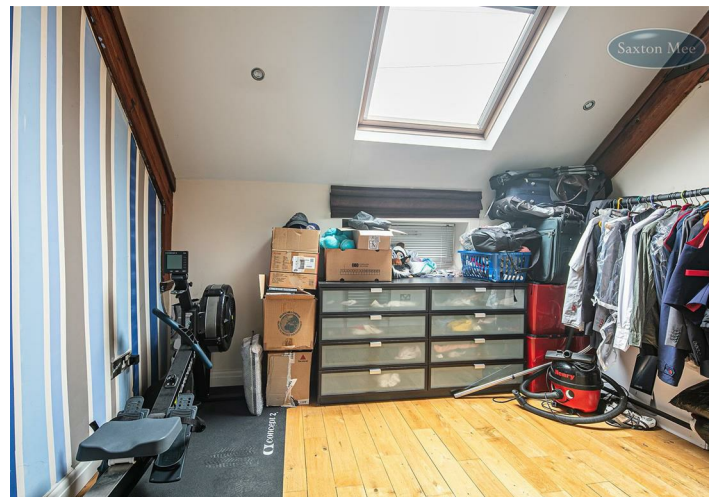
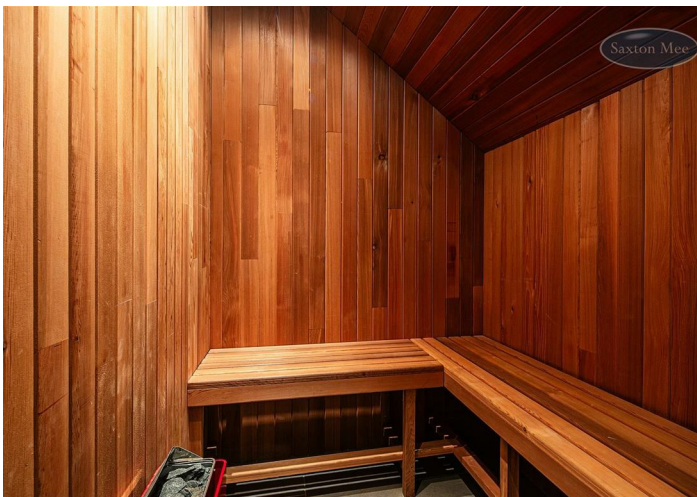
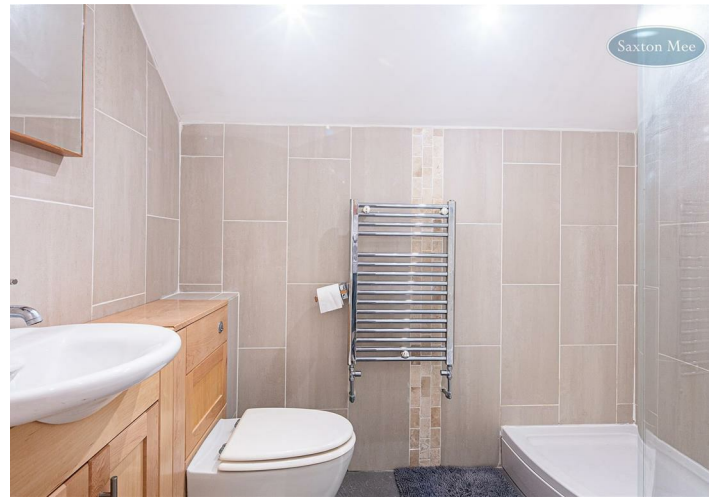
GUIDE PRICE £230,000-£240,000 ** FREEHOLD ** NO CHAIN ** Welcome to this deceptively spacious three double bedroom, two bathroom property located on St. Johns Road in the picturesque village of Deepcar, this delightful semi-detached mews style property boasts a unique feature - it was once a school, adding character and history to the home. The property benefits from allocated parking, uPVC double glazing, underfloor heating and Hive controlled gas central heating.

Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises uPVC door which opens into the entrance hall with access into the fantastic open plan living room, dining room and kitchen. The living area has front facing floor to ceiling windows including a uPVC door opening to a terrace. There is a tiled floor with underfloor heating as well as spot lights to the ceiling. The kitchen has a range of shaker style wall and base units. A contrasting granite worktop incorporates the sink and drainer. There is space for a five ring Range cooker with extractor above. Integrated appliances include fridge and freezer along with housing and plumbing for a washing machine and dishwasher. Under stairs store cupboard and a side facing obscure window.

A open plan staircase rises to the first floor landing with wood beams to the ceiling and access into the loft, the three bedrooms and the principal bathroom. The master bedroom has a large side facing window allowing lots of natural light along with wooden beams to a vaulted ceiling, oak flooring and the added advantage of an en suite with a double shower cubicle, WC and wash basin. Double bedroom two has both front facing and Velux windows, oak flooring and wood beams to the ceiling. Double bedroom three has oak flooring, a side facing window, Velux window and wood beams to the ceiling. The bathroom has a freestanding bath, WC wash basin and access to a sauna.

- VIEWING IS A MUST!
- THREE DOUBLE BEDROOMS, TWO BATHROOMS & A SAUNA
- WELL PRESENTED THROUGHOUT WITH MANY ORIGINAL FEATURES
- SUPERB OPEN PLAN LIVING
- TERRACE GARDEN & ALLOCATED PARKING





OUTSIDE

Allocated parking. A storage cupboard which houses the modern gas boiler. Steps rise to an outside terrace.

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.

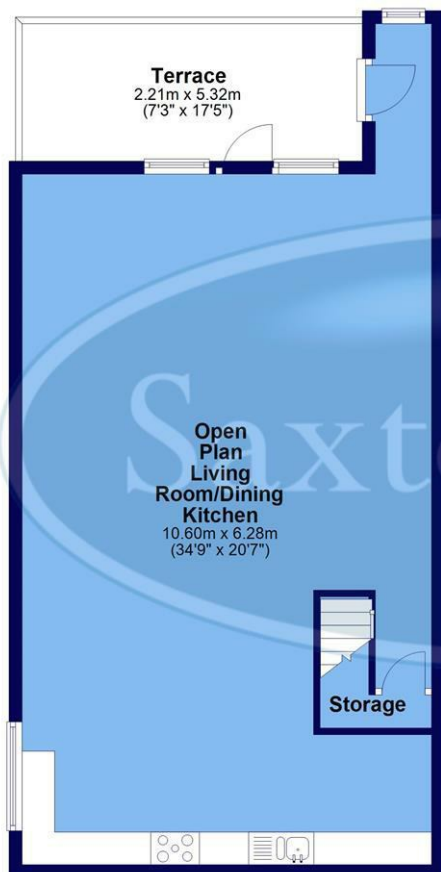
VALUER

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.

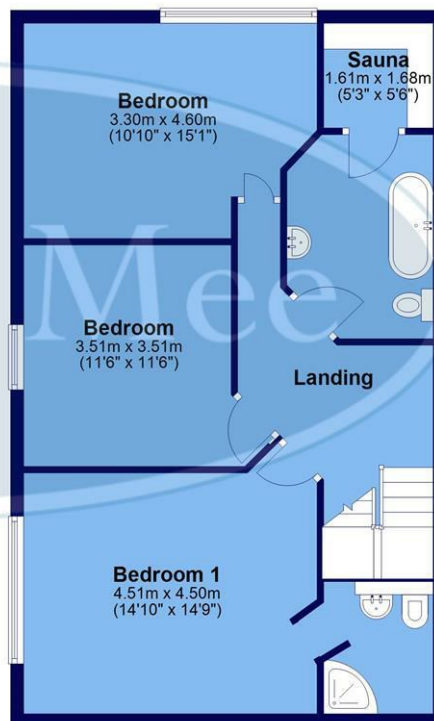
Ground Floor

Approx. 68.6 sq. metres (737.9 sq. feet)



First Floor

Approx. 66.6 sq. metres (716.5 sq. feet)



Total area: approx. 135.1 sq. metres (1454.4 sq. feet)

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

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(41-54) E	F		
(21-40) F	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 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(41-54) E	F		
(21-40) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	