

# Saxton Mee



Manchester Road Deepcar Sheffield S36 2RD  
Offers Around £250,000



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Sheffield S36 2RD

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**\*\* FREEHOLD \*\*NO CHAIN \*\*** Set back from the road is this three bedroom, bay fronted detached property which enjoys a lovely outlook to the rear and benefits from a good sized rear garden, off-road parking, uPVC double glazing and gas central heating. Deepcar offers public transport links, good local schools and just a short drive into Stocksbridge with a host of excellent amenities including the popular Fox Valley Shopping Centre.

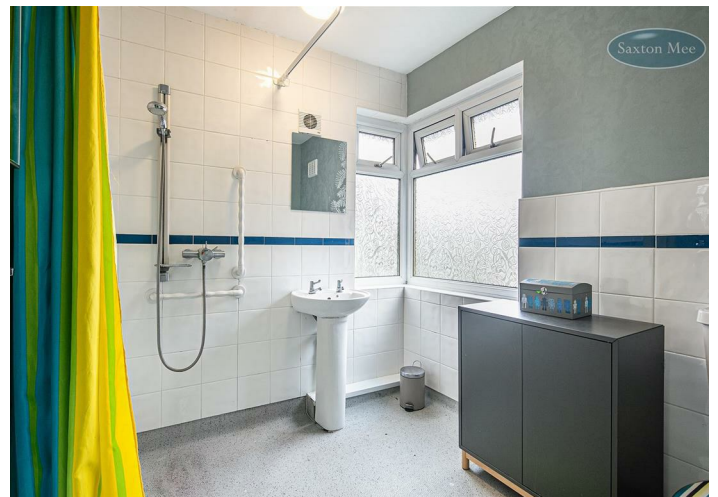
The living accommodation briefly comprises front uPVC door which opens into the entrance hall with access into the kitchen and a lounge. The kitchen has a range of units with a contrasting work top. There is a sink and drainer, pantry under the stairs, rear uPVC entrance door and a utility area with housing and plumbing for a washing machine. The lounge has a large bay window allowing lots of light while enjoying the lovely field and river views, while the focal point is the cast iron stove set on a stone hearth. Sliding doors then open into a dining room, again with a bay window allowing natural light.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the wet room. The good sized master bedroom has a lovely bay window and ample space for furniture. Bedroom two is a good sized double with a large rear window and fitted shelving and hanging space. Single bedroom three is to the front aspect. The wet room has a WC and wash basin.

- EARLY VIEWING ADVISED!
- LOUNGE, DINING ROOM & KITCHEN WITH PANTRY & UTILITY
- THREE BEDROOMS & WET ROOM
- 2 X CELLAR COMPARTMENTS ONE USED AS A WORKSHOP
- LOVELY REAR OUTLOOK & GOOD SIZED REAR GARDEN
- OFF-ROAD PARKING
- COUNTRY WALKS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- COMMUTABLE ACCESS TO SHEFFIELD, MANCHESTER & LEEDS







**OUTSIDE**

Area for parking on the unadopted road. There is a stone boundary wall and a driveway to the side. Access to the good sized well established rear garden. Two garden sheds, greenhouse and patio. Accessed from the rear and side of the of the property are two cellar compartments, one used as a large workshop.

**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.

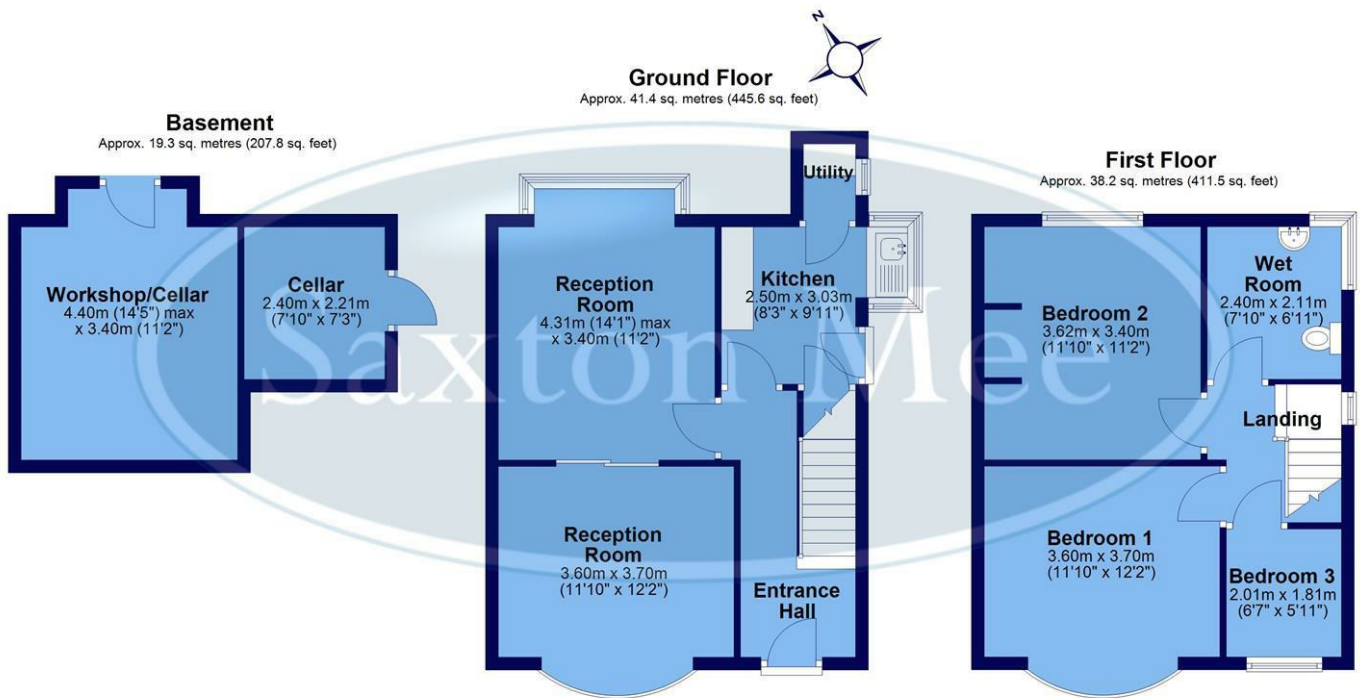
**MATERIAL INFORMATION**

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. 98.9 sq. metres (1064.9 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		Current	Potential
Very energy efficient - lower running costs	(92-91) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		65	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(81-91) <b>A</b>		
	(61-80) <b>B</b>		
	(41-60) <b>C</b>		
	(21-40) <b>D</b>		
	(1-20) <b>E</b>		
	(1-20) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		65	81
	EU Directive 2002/91/EC		