



St. George Road Deepcar Sheffield S36 2SE
Guide Price £285,000

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GUIDE PRICE £285,000-£295,000 ** FREEHOLD ** Situated on this popular Ideal Homes Estate is this effectively extended, three bedroom detached property which enjoys attractive views, a lovely rear gardens and comes with the added benefit of a large detached garage to the rear, a driveway providing off-road parking, uPVC double glazing and gas central heating. Tastefully decorated throughout the well presented living accommodation comprises front uPVC door which opens into the entrance lobby with a storage cupboard and downstairs WC. A door then opens into the entrance hall with access into the kitchen and the lounge. The extended kitchen has a range of wall, base and drawer units with a contrasting granite worktop which incorporates the sink, drainer and the four ring hob with extractor above. There is a range of integrated appliances including electric oven, microwave and dishwasher along with housing for a fridge freezer. Breakfast bar with seating and a storage cupboard. The generously proportioned lounge has a cast iron multi-fuel stove, attractive flooring and a sliding patio door opening onto the rear garden. From the entrance hall, a staircase rises to the first floor landing with a skylight and access into the loft space, the three bedrooms and the family bathroom. The master enjoys the views over the rear and benefits from fitted wardrobes. Double bedroom two is front facing. Bedroom three has a useful storage cupboard. The bathroom comes with a three piece suite including bath with overhead shower, WC, wash basin and a cupboard which houses the modern gas boiler.

- EARLY VIEWING ADVISED
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- GENEROUS LOUNGE & MODERN KITCHEN
- LOVELY REAR GARDEN
- DRIVEWAY & LARGE DETACHED GARAGE
- POPULAR LOCATION
- LOCAL SCHOOLS & AMENITIES
- MOTORWAY LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

A driveway provides off road parking, this continues down the side of the property to the excellent size detached garage with up and over door, single door, electric, lighting and a store to the rear. The fully enclosed rear garden has an artificial lawn, patio and a pergola with a patio.

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.

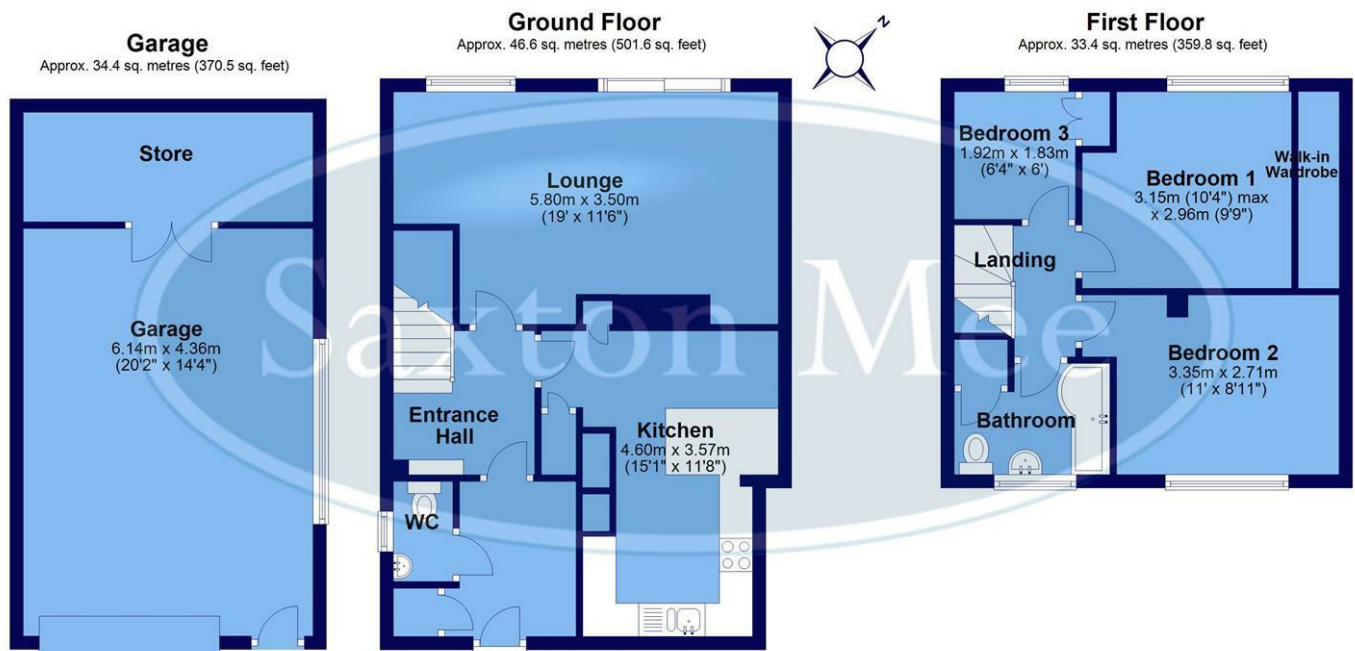
MATERIAL INFORMATION

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. 114.4 sq. metres (1231.9 sq. feet)

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

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