



**Carr Grove Deepcar Sheffield S36 2PP**  
**Guide Price £280,000**

# Carr Grove

Sheffield S36 2PP

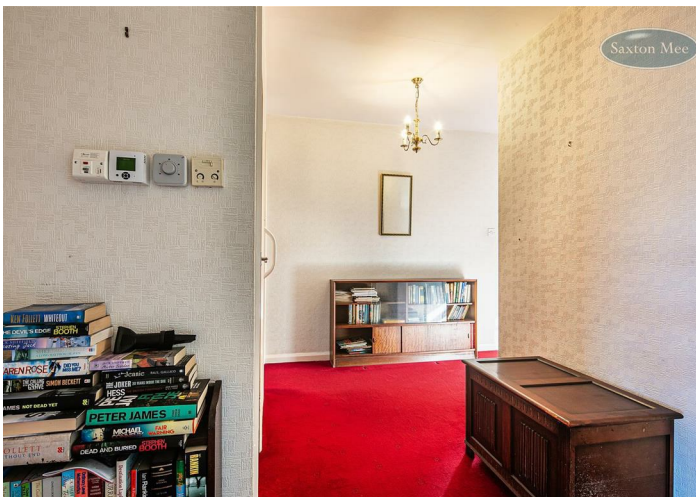
**Guide Price £280,000**

GUIDE PRICE £280,000-£290,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Situated on this quiet cul-de-sac on this admirable plot is this three bedroom detached bungalow which has a rear garden and benefits from a driveway providing off-road parking, a good sized garage, under-house storage, uPVC double glazing and gas central heating. The property is in need of some cosmetic modernisation and ideal for the discerning purchaser to alter, adapt and update to their own taste.

In brief, the living accommodation comprises of front uPVC door which opens into a porch with a further door opening into the entrance hall with access into the useful loft space and a cupboard with plumbing for a washing machine. There is access into the lounge, kitchen, shower room and the three bedrooms. The lounge to the front has a feature fireplace and attractive flooring which flows through sliding doors into the extended dining room with a uPVC door opening onto the rear garden. The separate kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above along with housing for a fridge and dishwasher. A door then opens into a small porch with access to a WC. All three bedrooms benefit from fitted wardrobes. The shower room has underfloor heating and a shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM DETACHED BUNGALOW
- ADMIRABLE PLOT WITH FRONT & REAR GARDENS
- DRIVEWAY & GOOD SIZED GARAGE
- SHOWER ROOM
- UNDER-HOUSE STORAGE
- QUIET CUL-DE-SAC POSITION
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





#### OUTSIDE

Front lawned garden with planted border. A driveway leads to the side of the property to the good sized garage. A gate opens to the east facing rear garden with a greenhouse and shrubs, plants and a pear tree, raised wooden decked area. A door gives access to under-house storage which houses the gas boiler (approximately six years old).

#### 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.

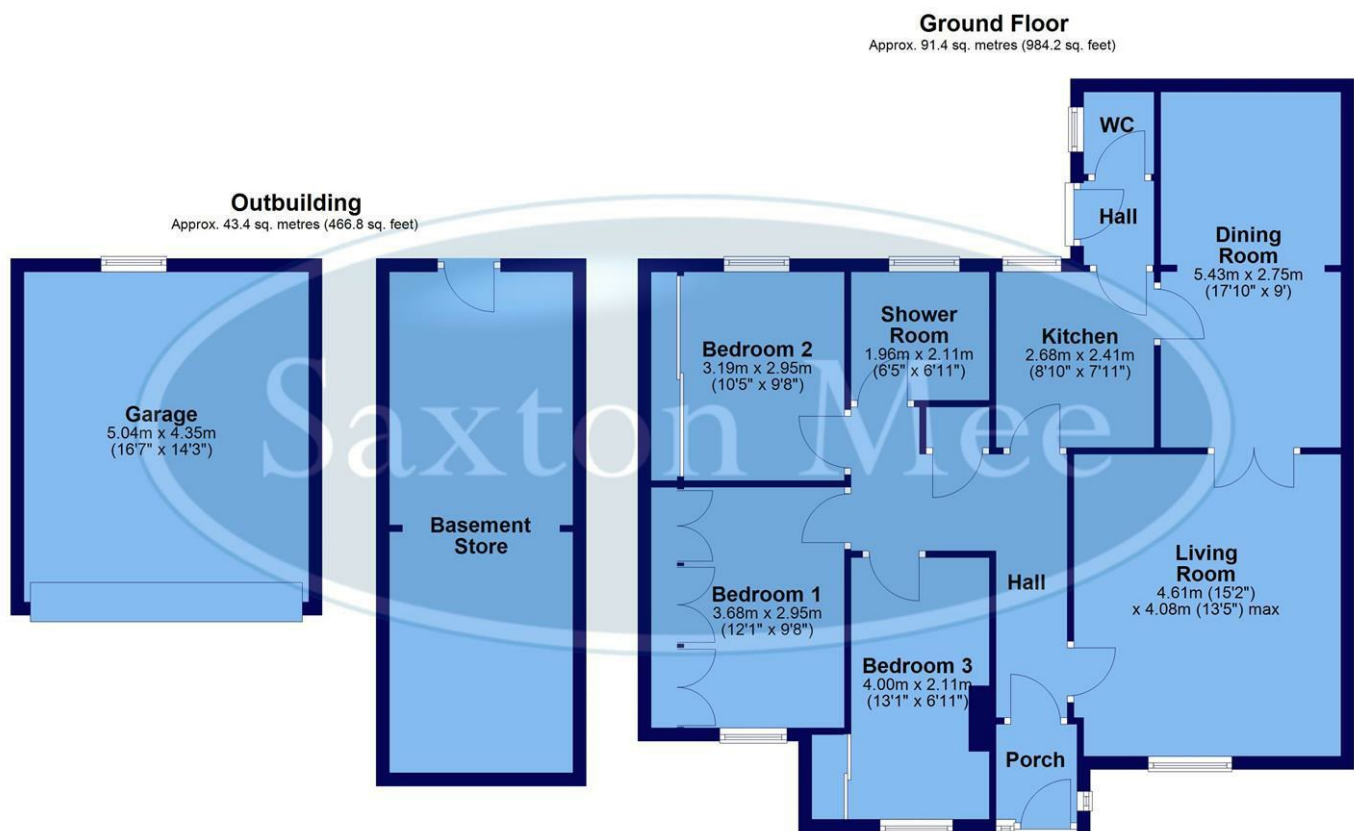
#### MATERIAL INFORMATION

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. 134.8 sq. metres (1451.0 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

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