



St. Mark Road Deepcar Sheffield S36 2TF
Offers Around £240,000

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Sheffield S36 2TF

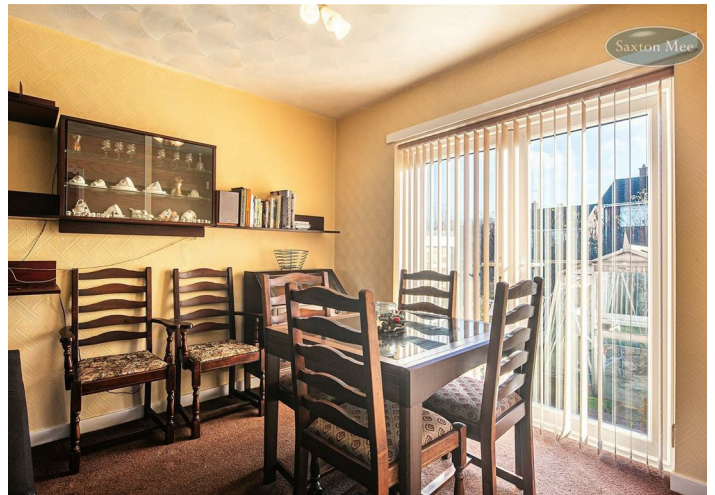
Offers Around £240,000

**** NO CHAIN **** Situated on the Ideal Homes Estate is this three good sized bedroom detached property enjoys a west facing rear garden and benefits from a driveway providing off-road parking, an integral garage, uPVC double glazing and gas central heating.

The living accommodation briefly comprises front uPVC door which opens into the entrance hall with an under stair storage cupboard with space for coats and shoes. Access into the spacious, open plan lounge/dining room. The lounge area has a gas fire with attractive surround. The dining area to the rear has uPVC French doors which open onto the garden. A door then opens into the kitchen which has a range of units. Contrasting worktops incorporate the sink and drainer. There is space for an oven with extractor above, further space for a washing machine and fridge along with an integrated dishwasher. A uPVC door opens into the integral garage which has a roller door, rear uPVC door as well as electric and lighting.

From the entrance hall, a staircase rises to the first floor landing with access into the three good sized bedrooms and the bathroom. The master has two fitted cupboards, one with a hanging rail and one with shelving. The bathroom has access into the useful loft space, underfloor heating and a three piece suite including bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- GARAGE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- PRIVATE REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

To the front of the property is a low wall enclosing a lawned garden with planted border. Double gates open to a driveway which leads to the integral garage. There is a fully enclosed rear garden which is mainly laid to lawn and has a greenhouse, garden shed, a wooden decked area and attractive planted borders.

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 Leasehold with a term of 400 years running from the 1st January 1966.
The property is currently Council Tax Band C.

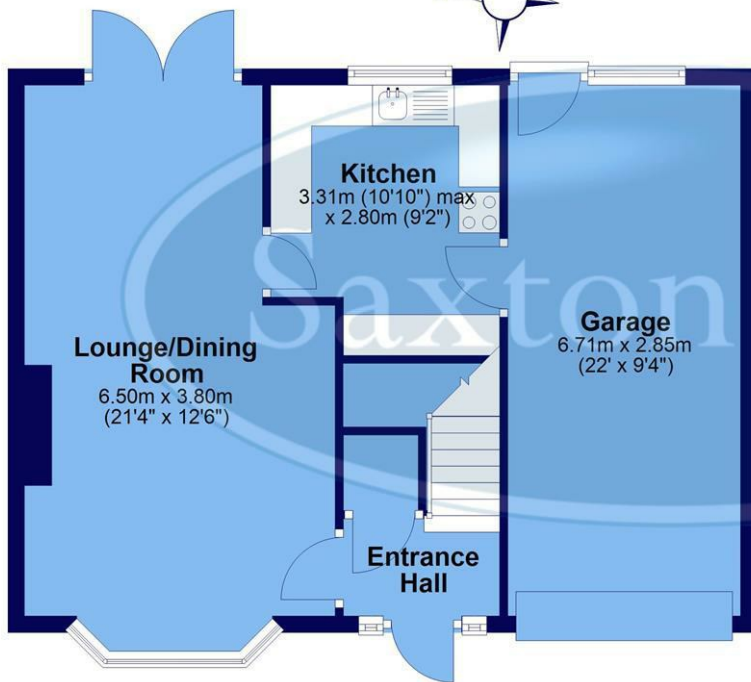
VALUER

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.

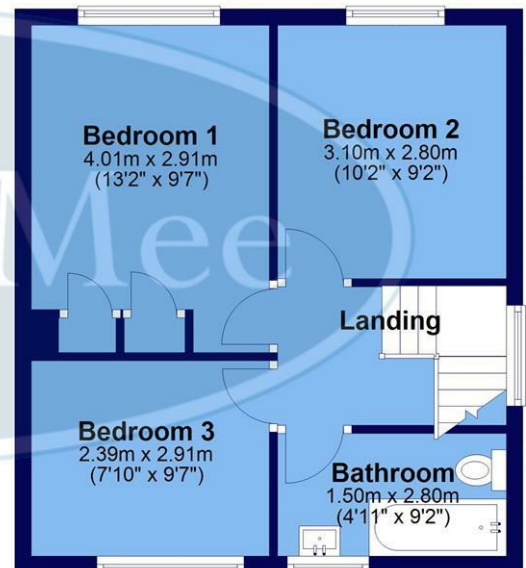
Ground Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 95.0 sq. metres (1022.5 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			