



Hills Road Deepcar Sheffield S36 2QN
Offers Around £130,000

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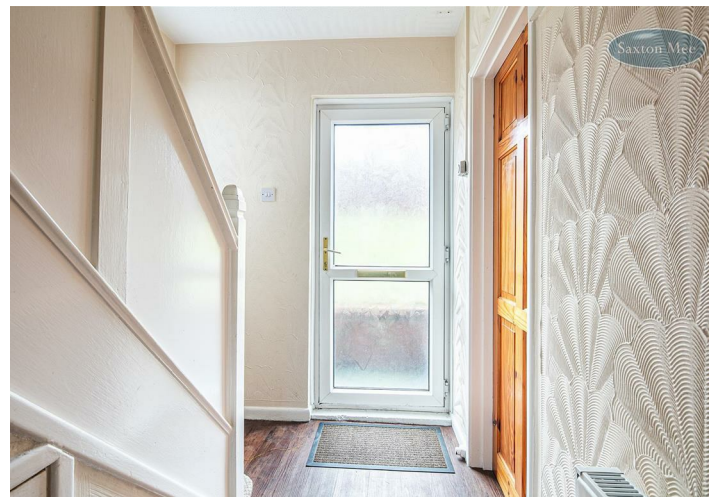
**** FREEHOLD ** NO CHAIN **** Situated on this popular residential road is this two double bedroom semi detached property which has a fully enclosed rear garden and benefits from uPVC double glazing and gas central heating.

In brief, the living accommodation comprises front uPVC door which opens into the entrance hall with an under stair storage cupboard and access into the open plan lounge/dining room and the kitchen. The dual aspect lounge/dining room is bright and airy and has attractive flooring, while the focal point is the gas fire set in a brick surround. The kitchen has a range of wall, base and drawer units. A complementary worktop incorporates the sink and drainer. Integrated appliances include an electric oven with a four ring hob over and extractor above along with plumbing for a washing machine and the wall mounted gas boiler. There is an under stair cupboard with space for fridge freezer. A side door opens into a side entrance lobby with front and rear doors and gives access to two useful storage cupboards.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the two double bedrooms and the bathroom. The master has a storage cupboard and space for furniture. Bedroom two enjoys the attractive rear views over the valley. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- THREE PIECE SUITE BATHROOM
- USEFUL STORAGE
- FULLY ENCLOSED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

A low wall encloses a front lawn. Steps lead down to the entrance door. The fully enclosed rear garden is mostly laid to lawn.

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.

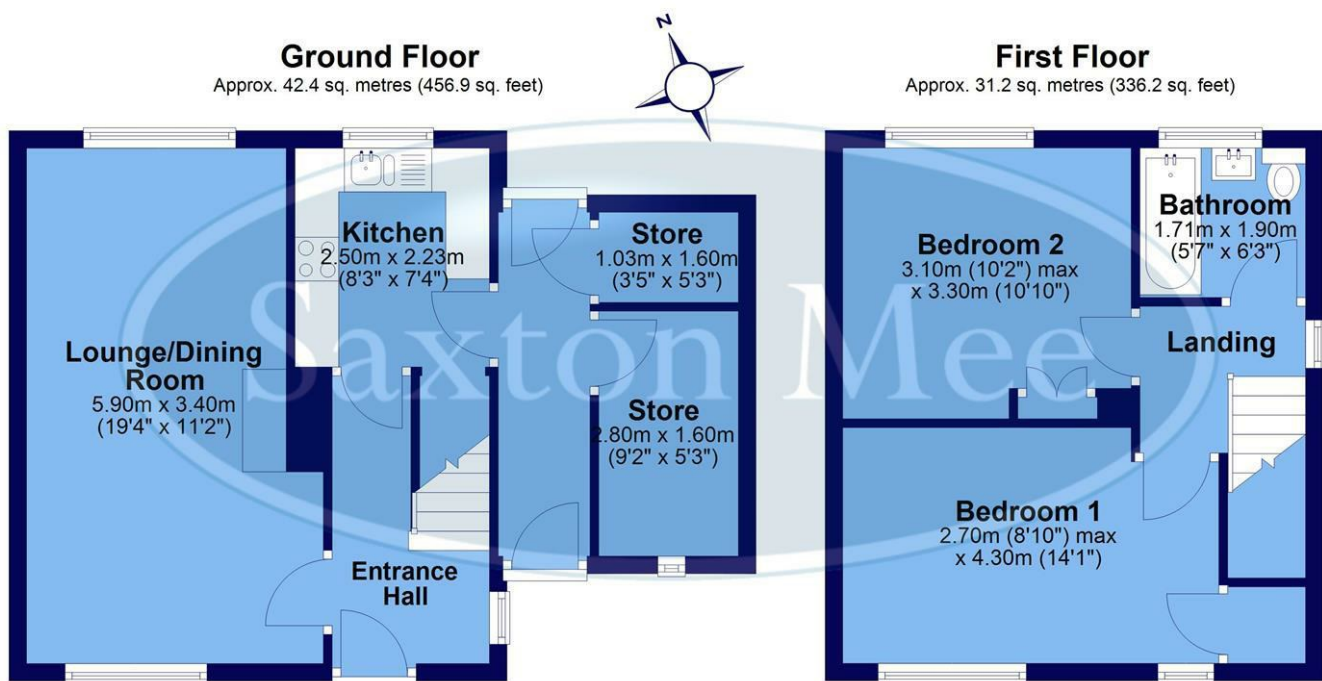
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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. 73.7 sq. metres (793.1 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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