

Princess Drive Deepcar Sheffield S36 1RW
Guide Price £300,000

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GUIDE PRICE £300,000-£325,000 ** FREEHOLD ** Situated near the end of this quiet cul-de-sac is this three bedroom, two bathroom detached property which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the well presented living accommodation briefly comprises front composite door which opens into the entrance hall with an under stair storage cupboard and access into the open plan lounge/dining room, the downstairs bathroom and bedroom three. The good sized lounge/dining room extends into a garden room. This bright and airy space has bespoke blinds fitted to the front and rear windows and uPVC doors which open onto the garden. The focal point of the lounge is the gas fire set in an attractive surround. The separate kitchen has a range of wall, base and drawer units. Contrasting solid wood worktops incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with space for a fridge freezer. uPVC French doors open onto the rear. The bathroom comes with a three piece suite including bath, WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing which has a rear dormer and could be utilised as a study area. There are two large double bedrooms, both benefiting from fitted storage. The master has the added benefit of a four piece suite en suite bathroom including shower enclosure, bath, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- THREE BEDROOM/TWO BATHROOM DETACHED PROPERTY
- LOVELY REAR OUTLOOK
- DRIVEWAY & GARAGE
- PLEASANT REAR GARDEN
- LOUNGE/DINING ROOM & GARDEN ROOM
- SEPARATE KITCHEN
- POPULAR LOCATION
- EASY ACCESS TO SHEFFIELD & MOTORWAYS
- FOX VALLEY SHOPPING CENTRE





OUTSIDE

To the front of the property is a lawn with planted borders. A driveway leads to the garage with electric door, electric, lighting and water. A path leads down the side of the property that leads to the rear garden which includes a good sized patio, lawn and further seating area.

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.

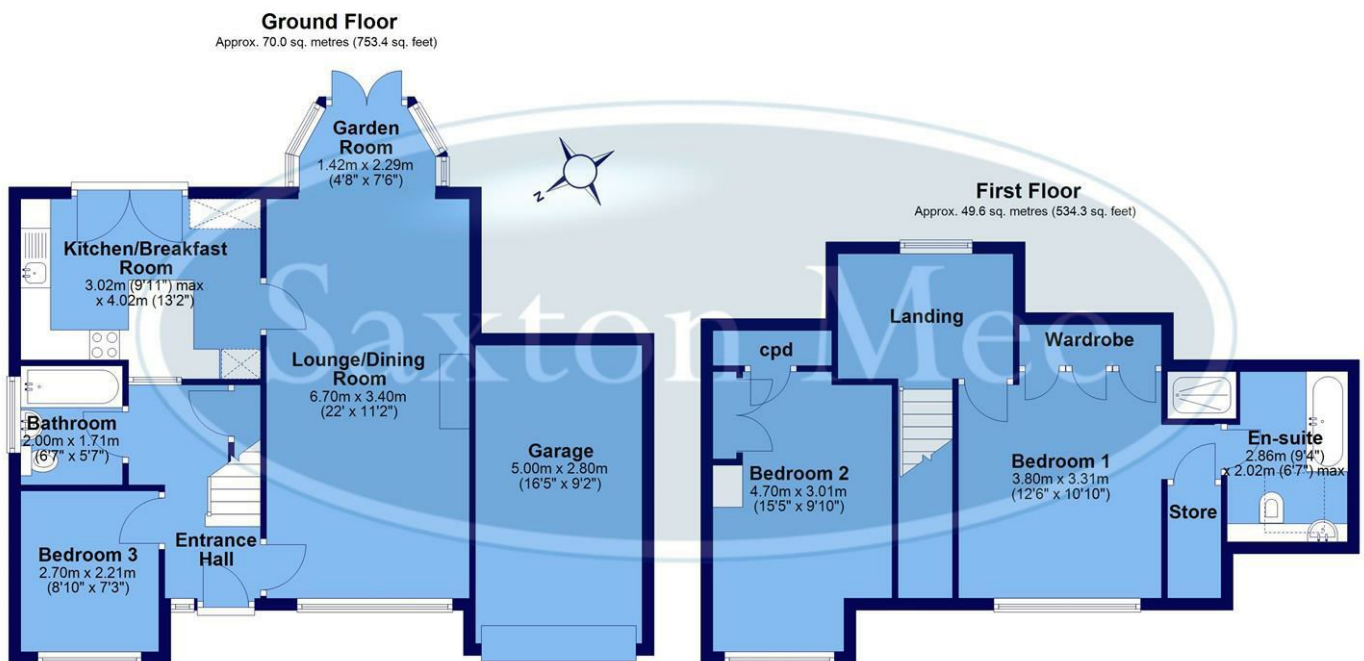
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA

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Total area: approx. 119.6 sq. metres (1287.6 sq. feet)

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

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