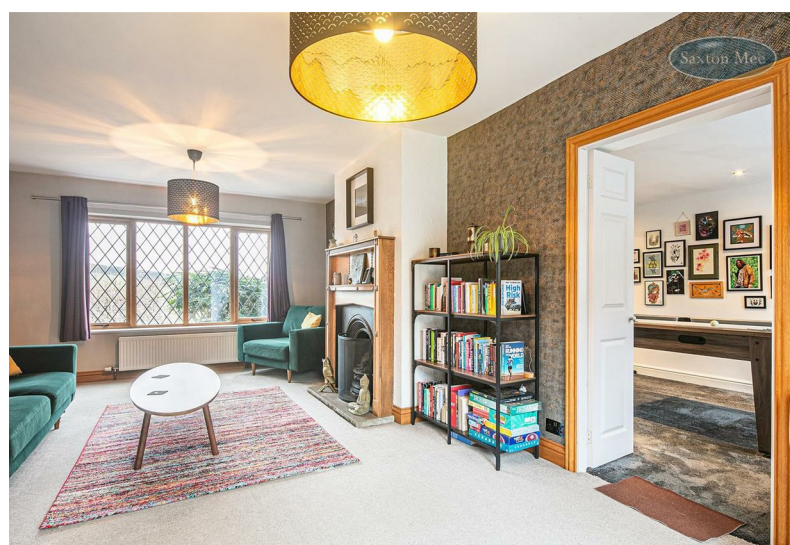




Webb Avenue Deepcar Sheffield S36 2SX
Guide Price £350,000

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Sheffield S36 2SX

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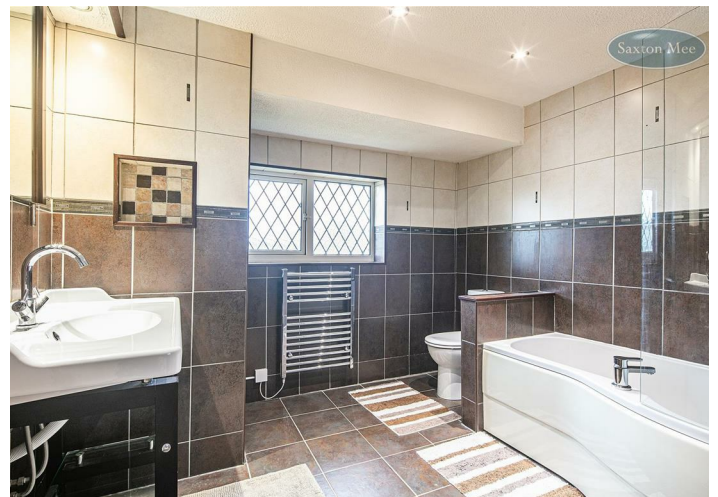
GUIDE PRICE £350,000-£360,000 ** FREEHOLD ** SOUTH FACING GARDEN ** Located on this admirable plot on the Ideal Homes Estate is this largely extended, four bedroom, two bathroom detached property which enjoys enclosed gardens and benefits from a good sized driveway providing off-road parking, electric charge point, a garage, solar panels, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the spacious living accommodation briefly comprises front composite door which opens into the entrance hall with an under stair storage cupboard and access into the lounge with a front window and rear uPVC French doors making this a bright and airy space, while the focal point is the cast iron fire set in an attractive surround. Double doors then open into the extended dining room and family room. From the lounge, a door opens into the kitchen which has a range of wall, base and drawer units. A contrasting oak worktop incorporates the sink and drainer. There is a Range cooker, plumbing for a dishwasher, space for an undercounter fridge and the gas boiler. A door then opens into an inner lobby with access into a utility, WC and the integral garage. The utility has a sink and drainer along with plumbing for a washing machine, ample storage space and a rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with has two cupboards and access into the four bedrooms and the family bathroom. The master bedroom has fitted wardrobes and the added advantage of an en suite bathroom including bath with overhead shower, WC and wash basin. The family bathroom has access into the loft space and a three piece suite including bath with overhead shower, WC and wash basin.

- EXCELLENT SIZED CORNER PLOT
- LOVELY VIEWS
- FOUR BEDROOMS/TWO BATHROOMS
- LARGE DRIVEWAY WITH ELECTRIC CHARGE POINT & GARAGE
- LOUNGE, DINING ROOM/FAMILY ROOM & KITCHEN
- UTILITY & DOWNSTAIRS WC
- SOUTH FACING GARDEN
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

To the front of the property is a large double-width driveway providing off-road parking for up to three/four cars. Electric charge point. Integral garage with electric door, lighting and electric. The front garden wraps around to the side and rear. To the side is a wooden decked area and a large outbuilding, this multi-purpose room could be used as an office/gym etc. The rear garden has a patio, artificial lawn and planted areas.

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.

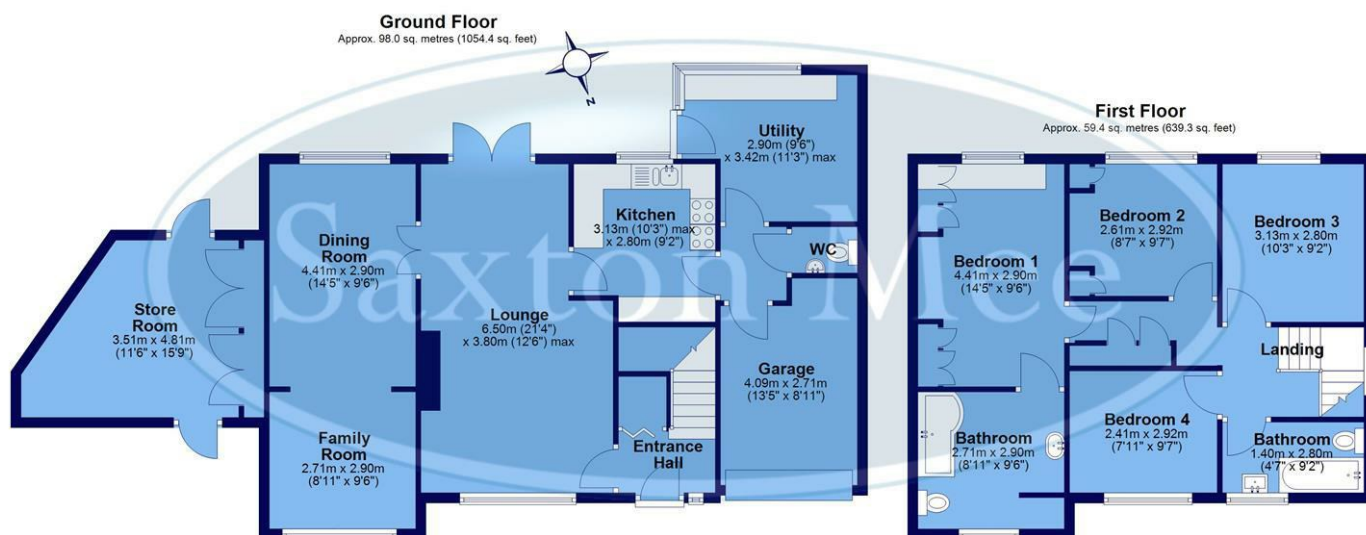
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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. 157.3 sq. metres (1693.7 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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Energy Efficiency Rating	
Current	Potential
85	88
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
78	83
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	