



Hollin Busk Road Deepcar Sheffield S36 1QQ
Guide Price £340,000

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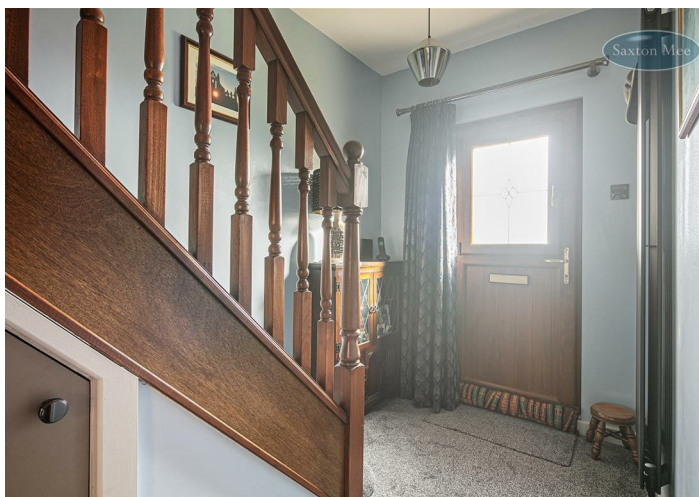
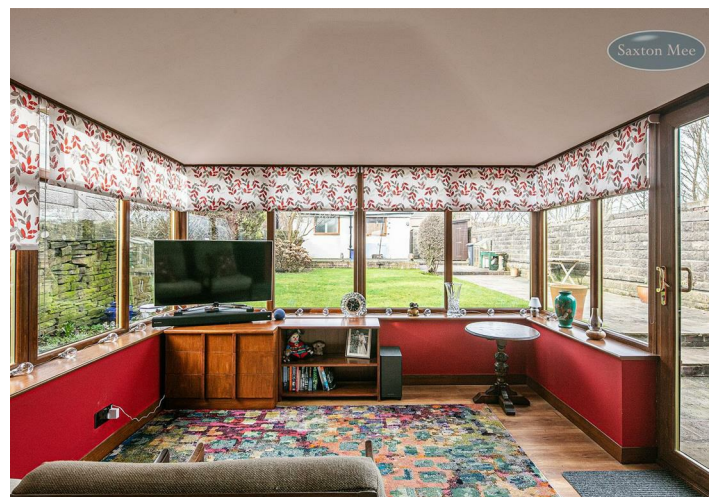
GUIDE PRICE £340,000-£350,000 ** FREEHOLD ** WEST FACING REAR GARDEN ** Enjoying a fabulous outlook and a west facing garden is this three bedroom detached property which benefits from a driveway providing off-road parking for up to three cars, detached garage and workshop. The property has been updated by the current owners including a rewire, new gas central heating system, new kitchen, new shower room and utility area, new doors and flooring.

Tastefully decorated throughout, the living accommodation briefly comprises uPVC stable door which opens into the entrance hall with an under stair storage cupboard. Access into the open plan lounge and dining room and the kitchen. The lounge has a lovely bay window allowing natural light, while the focal point is the multi-fuel inset into the chimney breast with an attractive surround. The dining room has double doors opening into the extended garden room with a new insulated roof and a sliding uPVC door opening onto the garden. The separate kitchen has a modern range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include electric oven, four ring hob with extractor above, dishwasher along with housing under the stairs for a fridge freezer. A door opens into a utility area with plumbing for a washing machine, houses the gas boiler and has a side uPVC stable entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the shower room. The master bedroom has a bay window perfect for enjoying the views and benefits from fitted wardrobes. Double bedroom two has a pull-down loft ladder giving access to the useful boarded loft space. The shower room has a modern suite including walk-in shower, WC and wash set in a combination unit.

- EARLY VIEWING ADVISED
- REFURBISHED INCLUDING A NEW SHOWER ROOM & KITCHEN
- OPEN PLAN LOUNGE/DINING ROOM
- GARDEN ROOM
- DETACHED GARAGE & WORKSHOP
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR 2/3 CARS
- WEST FACING GARDEN
- UTILITY AREA
- FOX VALLEY SHOPPING CENTRE





OUTSIDE

A stone boundary wall encloses the front lawn. A gate and path leads to the front entrance door. Access down the side of the property which leads to the fully enclosed rear garden which includes a lawn and patio. There is a large garden shed/workshop with electric and lighting. Access from the rear to a driveway providing off-road parking for two/three cars and this in turn leads to a detached garage with electric and lighting.

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.

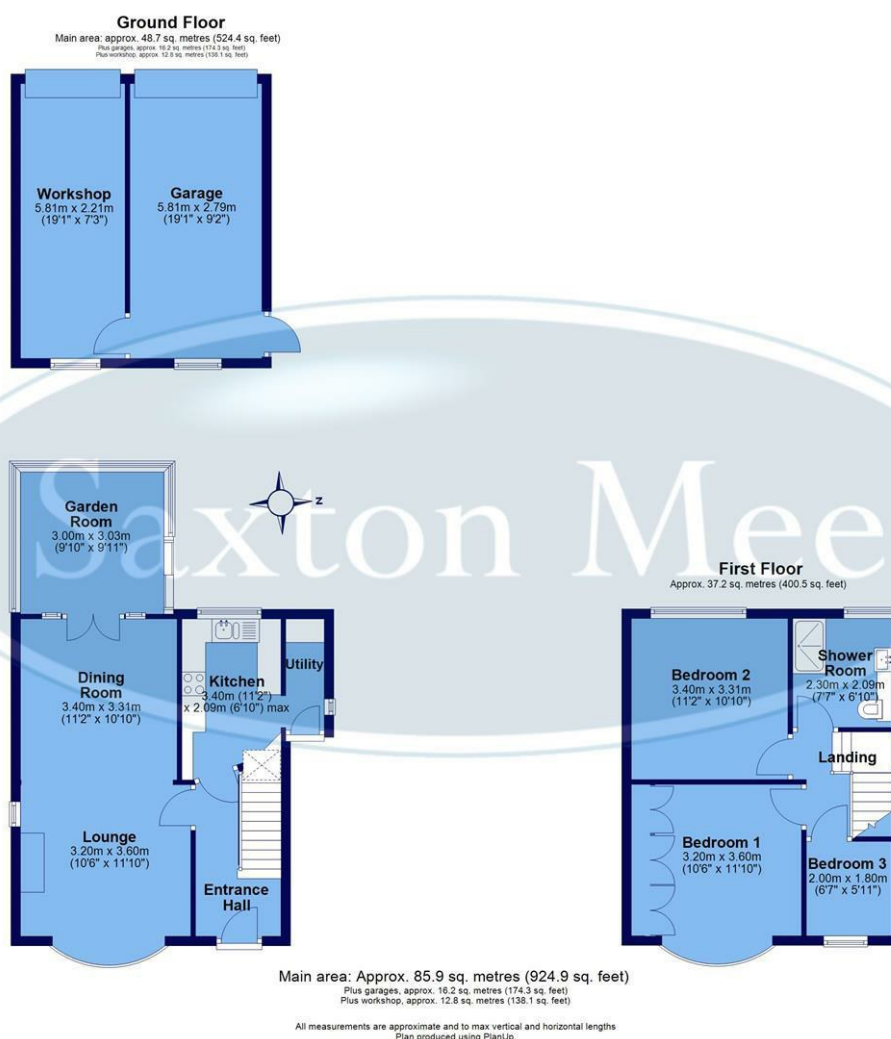
MATERIAL INFORMATION

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.



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