



Heath Road Deepcar Sheffield S36 2QG
Guide Price £195,000

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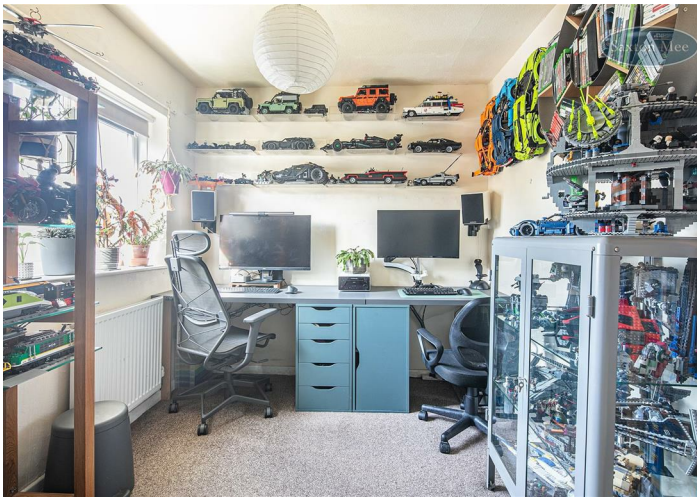
GUIDE PRICE £195,000-£205,000 ** FREEHOLD **

Recently modernised and extended is this well presented, three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from uPVC double glazing and gas central heating.

The accommodation briefly comprises front composite door which opens into the entrance hall with an under stair storage cupboard and a downstairs WC. Access into the 'L' shaped lounge with rear uPVC French doors opening onto the garden. The open plan and extended kitchen/diner has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. There is space for a Range cooker with extractor above, fridge freezer along with plumbing for a dishwasher. uPVC French doors to the rear. There is a utility off with housing and plumbing for a washing machine, tumble dryer and the gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, the three bedrooms and the bathroom. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.





OUTSIDE

A low wall encloses a front lawn with a path leading to the entrance door. To the rear is a fully enclosed garden which is mostly laid to lawn and includes a wooden decked 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.

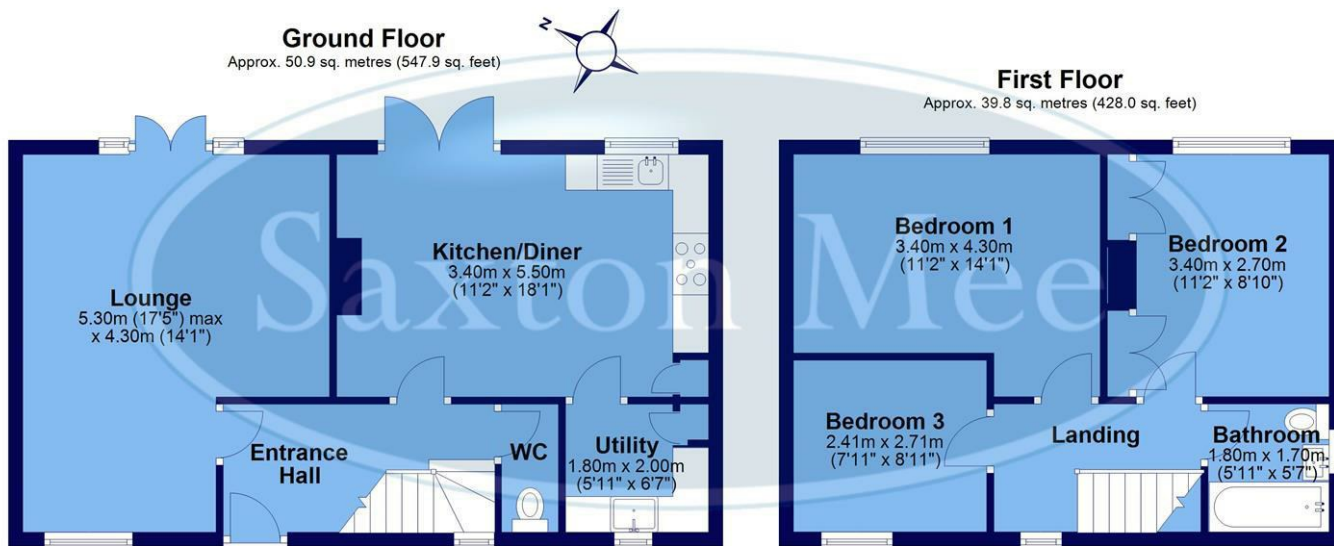
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band 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. 90.7 sq. metres (975.9 sq. feet)

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

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