



Princess Drive Deepcar Sheffield S36 1RW
Guide Price £250,000

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GUIDE PRICE £250,000-£270,000 ** FREEHOLD ** Situated on this quiet cul-de-sac position is this two double bedroom detached bungalow which has both front and rear gardens and benefits from a driveway, garage, uPVC double glazing and gas central heating. The property has been well-kept by the current owner but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own taste.

In brief, the living accommodation comprises side uPVC door which opens into the entrance hall with pull-down ladders giving access into the partly boarded loft space with potential for extension (subject to the necessary planning consents). Access into the lounge/dining room, the two double bedrooms and the shower room. The open plan lounge/dining room has a large front window allowing natural light and an electric fire. A door then opens into the kitchen which has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, dishwasher and under-counter fridge and freezer. There is a rear uPVC entrance. Both bedrooms benefit from fitted storage. The shower room has a double shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM BUNGALOW
- OPEN PLAN LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- SHOWER ROOM
- DRIVEWAY
- GARAGE
- FRONT & REAR GARDENS
- QUIET CUL-DE-SAC LOCATION





OUTSIDE

A low wall encloses a lawn with attractive planted borders. A driveway leads to the garage which has an up and over door and houses the gas boiler. Access down the side of the property leads to the rear garden which includes a 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 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.

Ground Floor

Approx. 85.9 sq. metres (924.8 sq. feet)



Total area: approx. 85.9 sq. metres (924.8 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
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		61	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
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		58	82
EU Directive 2002/91/EC			