



Pen Nook Close Deepcar Sheffield S36 2TY  
Guide Price £330,000



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Sheffield S36 2TY

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GUIDE PRICE £330,000-£340,000 \*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* Viewing is essential to appreciate the accommodation on offer of this three double bedroom, two bathroom detached property which enjoys a south facing rear garden and benefits from a double-width driveway providing off-road parking, a garage, uPVC double glazing, cavity wall and loft insulation and a new gas central heating system. Originally a four bedroom, the property has been converted to create three double bedrooms. Planning permission is in place for an extension for a utility room to be built between the kitchen and garage

Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises front composite door which opens into the entrance hall with a downstairs WC and under stair storage cupboard. Access into the lounge and the kitchen/diner. The lounge has a large window allowing natural light, while the focal point is the modern electric fire. Attractive flooring flows through an open doorway into the dining room which in turn leads through a sliding door into the garden room. This bright and airy space is perfect for enjoying the garden views and has uPVC French doors. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. There is space for a Range cooker along with housing and plumbing for a dishwasher, washing machine and fridge freezer. There is a breakfast bar and a uPVC side entrance door.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the partly boarded loft space, the three double bedrooms and the main family bathroom. The master bedroom has fitted wardrobes and the added advantage of an en suite shower room with chrome towel radiator, WC and wash basin. The bathroom comes with a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin.

- IDEAL FAMILY HOME - ORIGINALLY BUILT AS A FOUR BED
- THREE DOUBLE BEDROOMS, THE MASTER WITH EN SUITE
- LOUNGE, DINING ROOM, GARDEN ROOM & SEPARATE KITCHEN
- DOWNSTAIRS WC
- MODERN THREE PIECE SUITE BATHROOM
- DRIVEWAY, GARAGE & SOUTH FACING REAR GARDEN
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAYS







#### OUTSIDE

To the front is a lawn and a block paved double-width driveway which leads to the garage which has boarded storage in the roof space, electricity and plumbing for a washing machine and space for a tumble dryer. To the rear is a south facing garden which has a patio and 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 D.

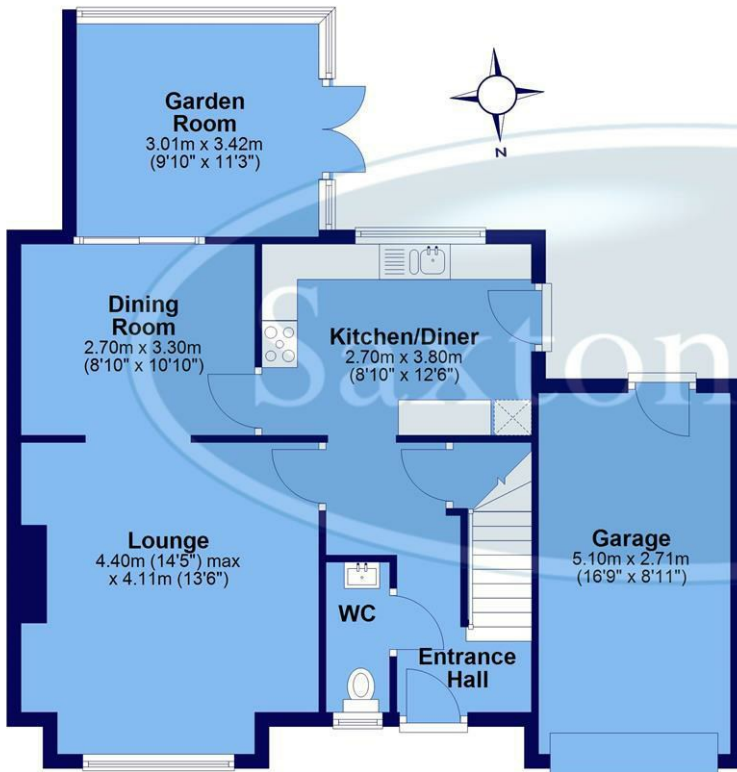
#### VALUER

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.

## Ground Floor

Approx. 74.4 sq. metres (800.7 sq. feet)



## First Floor

Approx. 49.2 sq. metres (529.7 sq. feet)



Total area: approx. 123.6 sq. metres (1330.4 sq. feet)

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

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**Hillsborough**  
**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		72	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			