



Pen Nook Glade Deepcar Sheffield S36 2UB
Guide Price £265,000

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GUIDE PRICE £265,000-£275,000 ** FREEHOLD ** Situated on this popular residential estate on a cul-de-sac position is this double fronted, three bedroom detached property which enjoys a rear garden and benefits from a driveway providing off-road parking for up to three cars, a detached garage, an extended garden room, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front uPVC door which opens into the entrance hall with a downstairs WC and access into the lounge and the kitchen/diner. The lounge has a front window allowing natural light, while the focal point is the gas fire. uPVC French doors then open into the garden room, this bright and airy space is perfect for enjoying the garden views and has uPVC French doors. The open plan kitchen/diner has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include a double electric oven, five gas ring hob with extractor above, fridge, freezer and dishwasher along with housing and plumbing for a washing machine. A unit houses the modern gas boiler. The centrepiece of the room is the island. There is an under stair storage cupboard and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The master to the front has fitted wardrobes. Double bedroom two has a storage cupboard over the stairs. Bedroom three is to the rear aspect and currently used as an office. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- VIEWING RECOMMENDED
- THREE BEDROOM DETACHED PROPERTY
- LOUNGE, OPEN PLAN KITCHEN/DINER & EXTENDED GARDEN ROOM
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO THREE CARS
- DETACHED GARAGE
- THREE PIECE SUITE BATHROOM
- FOX VALLEY SHOPPING CENTRE
- AMENTIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

To the front is a lawn with planted border. A driveway provides off-road parking for up to three cars and leads to the detached garage which has an up and over door, electric and lighting. A gate opens to the fully enclosed rear garden with 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.

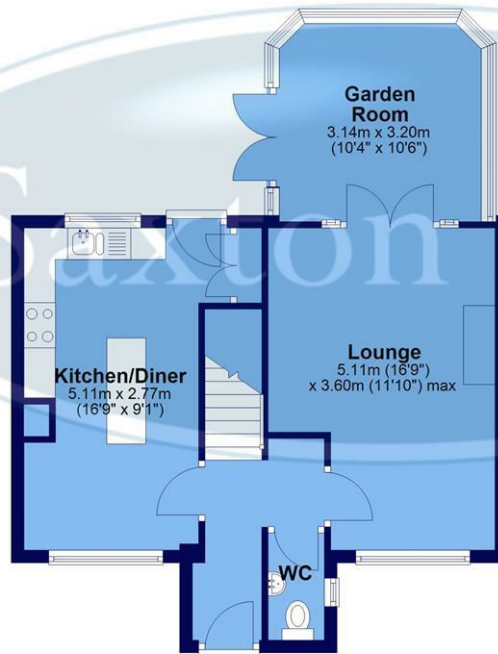
VALUER

Greg Ashmore MNAEA

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Ground Floor

Main area: approx. 51.3 sq. metres (552.2 sq. feet)
Plus garages: approx. 14.1 sq. metres (151.4 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



Main area: Approx. 89.6 sq. metres (964.9 sq. feet)
Plus garages: approx. 14.1 sq. metres (151.4 sq. feet)

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

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