



St. Margaret Avenue Deepcar Sheffield S36 2TE
Price £300,000

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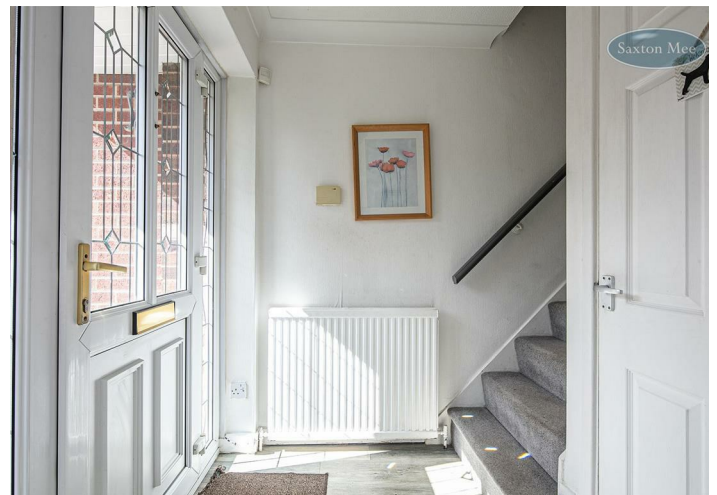
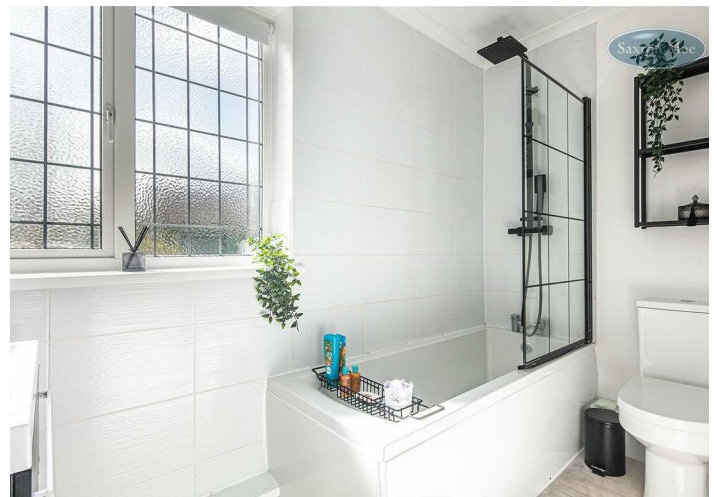
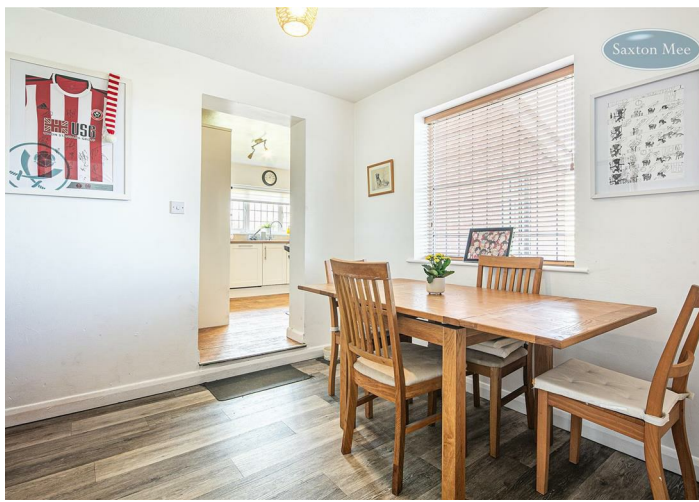
Situated on this substantial corner plot with gardens to three sides is this larger than average, three bedroom detached property which enjoys lovely gardens and benefits from a driveway providing ample off-road parking, a good size garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises storm porch with a front uPVC door which opens into the entrance hall with an under stair storage cupboard. Access into the lounge with dual aspect windows and a feature fireplace which is the focal point of the room. A door then opens into the dining room which overlooks the rear garden. The separate kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include a fridge, freezer, dishwasher, double electric oven and a four ring hob with extractor above. The utility room off has housing and plumbing for a washing machine and space for a freezer. There is a downstairs WC and a side entrance door. From the kitchen, there is access into the good sized garage which has an electric door and houses the boiler.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master bedroom is to the rear aspect and has fitted wardrobes. Double bedroom two overlooks the rear garden and has space for furniture. Bedroom three is a good sized single and to the front aspect. The well appointed bathroom has access into the loft space and a three piece suite including bath with overhead shower, WC and wash basin.

- LOVELY FAMILY HOME
- THREE BEDROOM DETACHED PROPERTY
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE, DINING ROOM & KITCHEN
- UTILITY & DOWNSTAIRS WC
- AMPLE OFF-ROAD PARKING & GARAGE
- LOVELY GARDENS
- ATTRACTIVE REAR VIEWS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS





OUTSIDE

Situated on a large corner plot. Gates open to a large driveway providing ample off-road parking and this leads to the larger than average garage. Front lawn. A further lawn down the side of the property leads to the rear. To the rear is a patio, decked area, artificial lawn and a garden shed.

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 Leasehold with a term of 400 years running from the 1st January 1966. The property is currently Council Tax Band C.

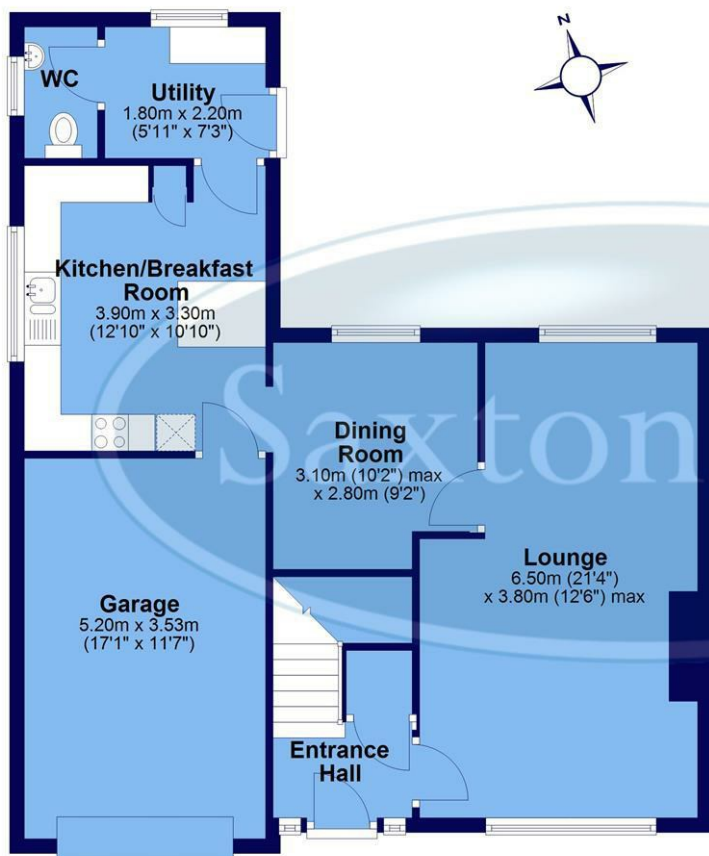
VALUER

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. 74.9 sq. metres (806.6 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 113.3 sq. metres (1219.3 sq. feet)

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

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Hillsborough
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