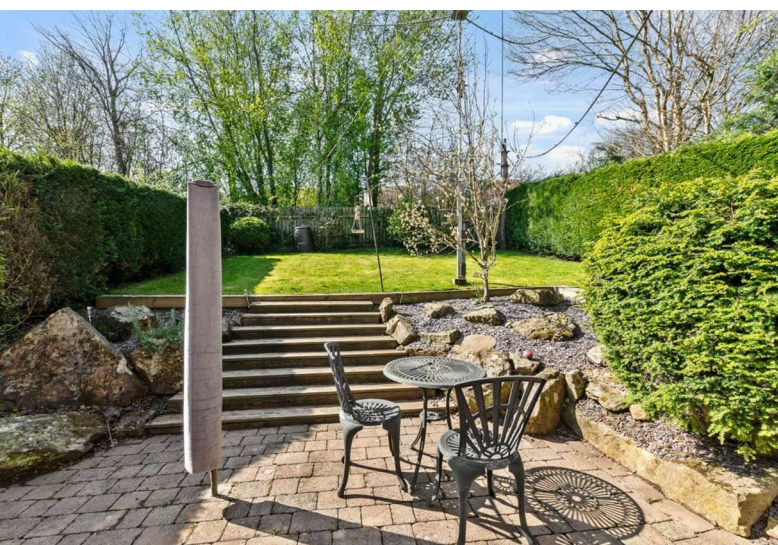




The Rookery Deepcar Sheffield S36 2NA
Price Guide £250,000

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GUIDE PRICE £250,000-£260,000 ** FREEHOLD ** NO CHAIN **SOUTH FACING REAR GARDEN **
Situating on the popular Rookery Estate is this three bedroom semi detached property which enjoys gardens to three sides and benefits from a driveway providing off-road parking, a larger than average garage, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the spacious and well presented living accommodation briefly comprises front composite door which opens into the entrance hall. A staircase rises to the first floor with access into the open plan modern and contemporary kitchen/diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop which 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, tumble dryer and the wall mounted Vaillant gas boiler . There is space for a table and chairs, attractive flooring and rear uPVC French doors which open onto the garden, a perfect extension for outside dining. A door then opens in the well proportioned lounge with a front bay window allowing lots of natural light.

From the lounge, a door opens into an inner lobby with a staircase rising to the first floor landing with access into the loft space via a pull-down ladder, the three bedrooms and the bathroom. The master is to the front aspect perfect for enjoying the fantastic views and has fitted wardrobes. Double bedroom two overlooks the rear and again benefits from fitted wardrobes. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- LOVELY FAMILY HOME
- THREE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN KITCHEN/DINER WITH uPVC FRENCH DOORS
- LOUNGE WITH A BAY WINDOW
- THREE PIECE SUITE BATHROOM
- GARDENS TO THREE SIDES
- LARGER THAN AVERAGE GARAGE
- DRIVEWAY
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAYS





OUTSIDE

To the front is a lawn with a driveway to the side which leads to the larger than average garage with an electric door, electric and lighting. The front garden continues down the side of the property and there is a gate with access to the fully enclosed rear garden which is mostly laid to lawn and has a patio.

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.

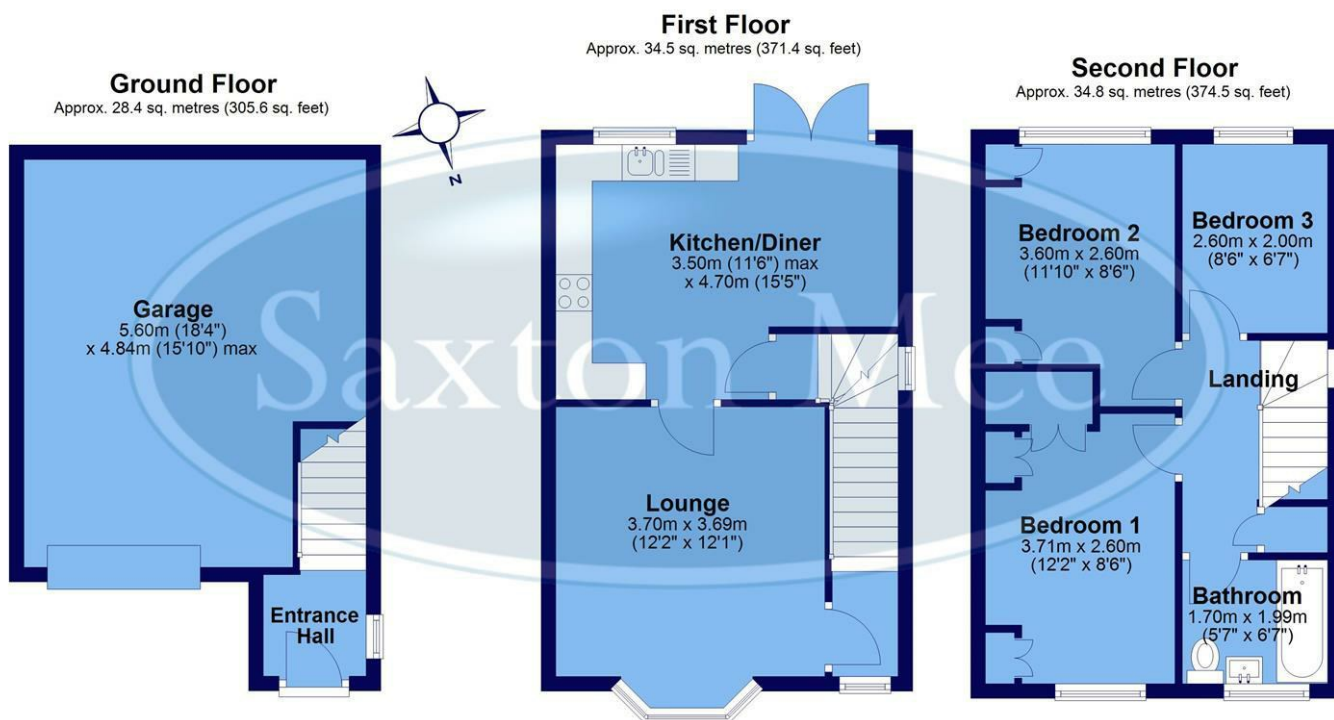
MATERIAL INFORMATION

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.



Total area: approx. 97.7 sq. metres (1051.4 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

