



**Wilson Road Deepcar Sheffield S36 2SZ**  
**Guide Price £160,000**



# Wilson Road

Sheffield S36 2SZ

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GUIDE PRICE £160,000-£165,000 \*\* FREEHOLD \*\* SOUTH FACING FRONT GARDEN \*\* Situated near the end of this quiet cul-de-sac position is this well presented, two double bedroom semi detached property which enjoys gardens to both the front and rear and benefits from uPVC double glazing and gas central heating.

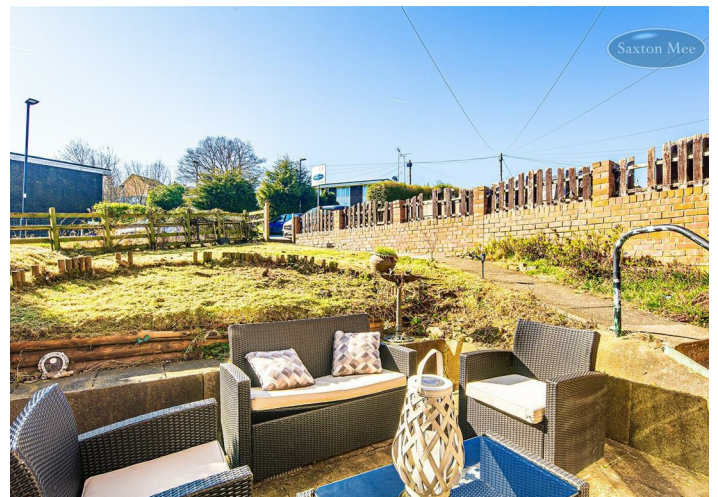
Tastefully decorated throughout, the living accommodation briefly comprises front uPVC door which opens into the entrance hall with access into the well proportioned lounge. The lounge has uPVC French doors which open onto a patio and allow lots of light to flow through the room, while the focal point is the feature wall with electric fire. There is a useful under stair storage cupboard which houses a tumble dryer. A door then opens into the open plan 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 and a four ring hob along with housing and plumbing for a washing machine, fridge and freezer and the wall mounted gas boiler. There is ample space for a table and chairs and a rear entrance door.

From the entrance hall, a staircase rises to the first floor lading with access into the loft space, the two double bedrooms and the shower room. The master is to the front aspect and has a fitted wardrobe and ample space for furniture. The shower room has a useful cupboard, walk-in shower, W/C and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED, TWO DOUBLE BEDROOM SEMI
- LOUNGE WITH uPVC FRENCH DOORS
- OPEN PLAN KITCHEN/DINER
- SOUTH FACING FRONT GARDEN
- ATTRACTIVE OUTLOOK
- SPACIOUS SHOWER ROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS







#### OUTSIDE

Off Wilson Road a path leads to the front entrance door with a south facing front lawn garden and patio. Access down the side of the property leads to the rear garden which has 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 Freehold and currently Council Tax Band A.

#### VALUER

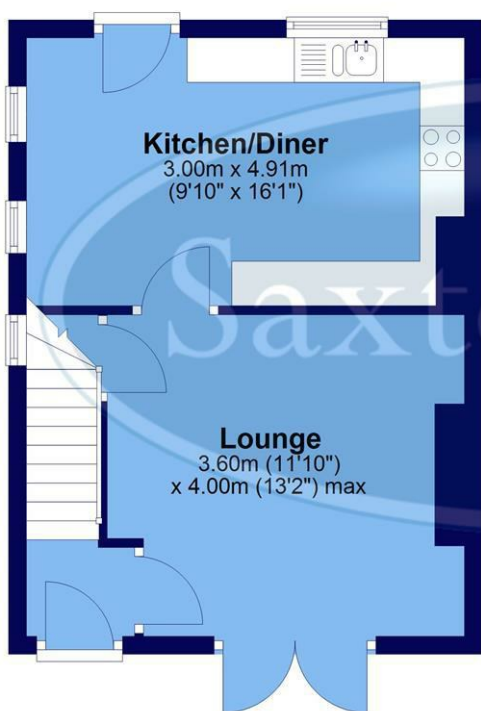
Greg Ashmore MNAEA

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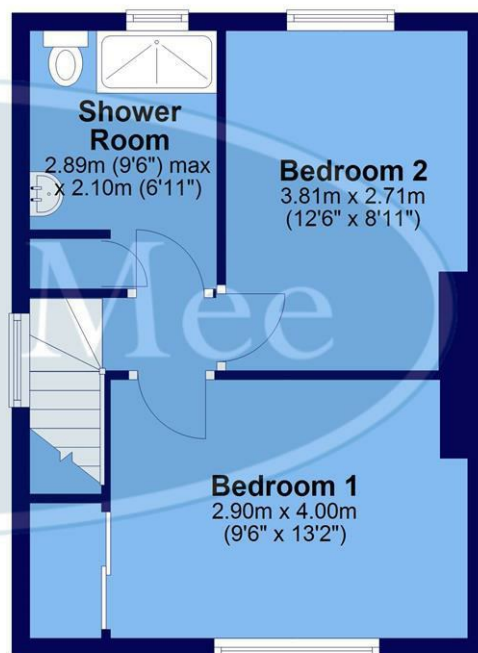
## Ground Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



Total area: approx. 66.4 sq. metres (714.2 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

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