



Manchester Road Deepcar Sheffield S36 2RB
Price Guide £290,000

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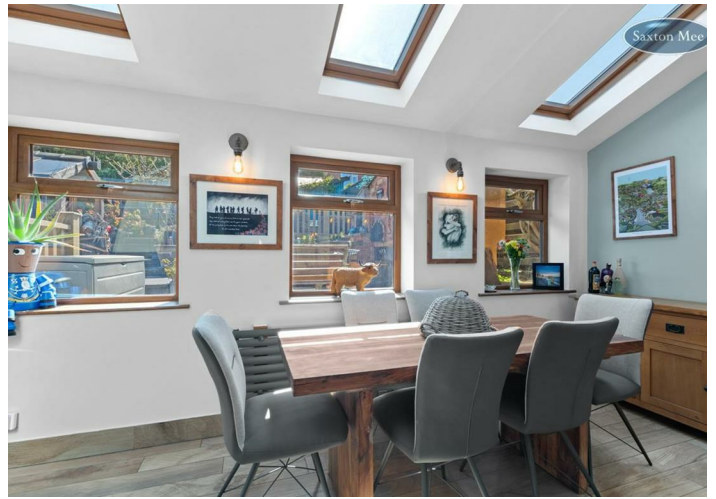
Price Guide £290,000

****PRICE GUIDE £290,000-£300,000** FREEHOLD ** SOUTH FACING REAR GARDEN **** Viewing is essential to appreciate the accommodation on offer of this effectively extended, two/three double bedroom, two bathroom detached property. The property enjoys a south facing rear garden and benefits from a driveway providing off-road parking for three cars, CCTV, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front door which opens into the entrance lobby with access into the sitting room which has a bay window, wood flooring and a panelled wall, while the focal point is the multi-fuel fire with stove. An opening leads into the kitchen and the dining room. This bright and airy space has three Velux windows. The kitchen has a range of wall, base and drawer units with a contrasting black granite worktop. There is a Rangemaster cooker with induction hob, plumbing for a washing machine and space for an American style fridge freezer (available by separate negotiation). There is access into a rear entrance porch which is perfect for shoes, coats and storage space. From the kitchen, access into the shower room and a further lounge/bedroom three. The shower room is fully tiled with a large walk-in shower enclosure, heated towel rail, WC and wash basin set in a combination unit. The versatile lounge could be utilised as a bedroom and has a bay window, oak flooring and panelled walls, while the focal point is the electric feature fire.

From the entrance lobby, a staircase rises to the first floor landing with access into the two bedrooms. The fantastic master bedroom has dual aspect windows, panelled walls and the added advantage of an open plan en suite bathroom with a free-standing bath, WC and wash basin. The second double bedroom has impressive built in wardrobes/cupboards and a fitted cupboard which houses the boiler.

- VIEWING IS A MUST!
- TWO/THREE DOUBLE BEDROOM DETACHED PROPERTY
- MASTER BEDROOM WITH EN SUITE BATHROOM
- MODERN SHOWER ROOM
- FABULOUS KITCHEN & DINING ROOM
- TWO RECEPTION ROOMS
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- SOUTH FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS





OUTSIDE

To the front is a driveway which provides off-road parking for three cars and CCTV. To the rear is a tiered south facing garden which has several decked terraces, a stone flagged patio, brick built pizza oven, two timber sheds and a wood store.

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 B.

VALUER

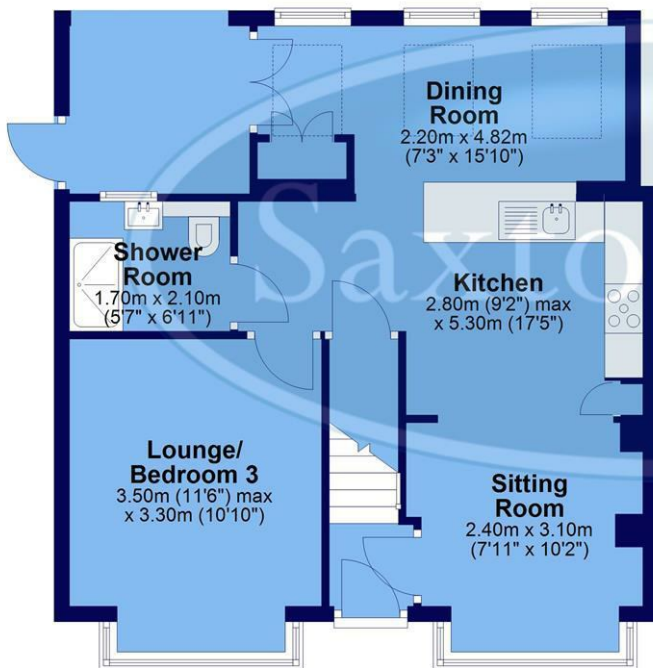
Chris Spooner

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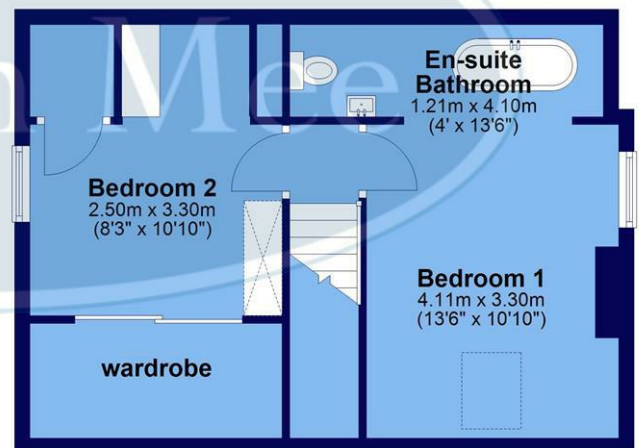
Ground Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 99.3 sq. metres (1068.5 sq. feet)

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

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