



Carr Road Deepcar Sheffield S36 2PR  
Guide Price £350,000

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GUIDE PRICE £350,000-£360,000 \*\* NO CHAIN \*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\*  
Viewing is recommended to appreciate the accommodation on offer of this three bedroom, bay fronted detached property, situated on this admirable plot the property enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a rear extension, uPVC double glazing, a brand new boiler and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises, front composite door which opens into the entrance hall with attractive Karndean flooring which flows into the downstairs WC. Access into the open plan lounge/dining room and the kitchen. The lounge/dining room has a lovely bay window allowing lots of natural light to flow through the room, while the focal point is the cast-iron multi-fuel stove. There is a large opening which leads into the extension with uPVC French doors opening out onto the rear garden. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, dishwasher and fridge freezer along with plumbing for a washing machine and the brand new wall mounted gas boiler. There is access into the extended rear porch with a uPVC entrance door and a storage cupboard.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master is a good size double which overlooks the rear garden and has space for furniture. Double bedroom two is front facing and has fitted wardrobes. The bathroom has a brand new, modern and contemporary three piece suite including a bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED THREE BEDROOM DETACHED
- FANTASTIC EXTENDED OPEN PLAN LOUNGE & DINING ROOM
- DOWNSTAIRS WC
- MODERN THREE PIECE SUITE BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- SOUTH FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY





#### OUTSIDE

To the front is a good size lawn garden with attractive planted borders. A driveway provides off-road parking. To the side of the property is access to the under house storage with power and lights. To the rear is a south facing garden which includes a patio, lawn, planted borders and fruit trees including cherry, apple and pear as well as a greenhouse.

#### 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.

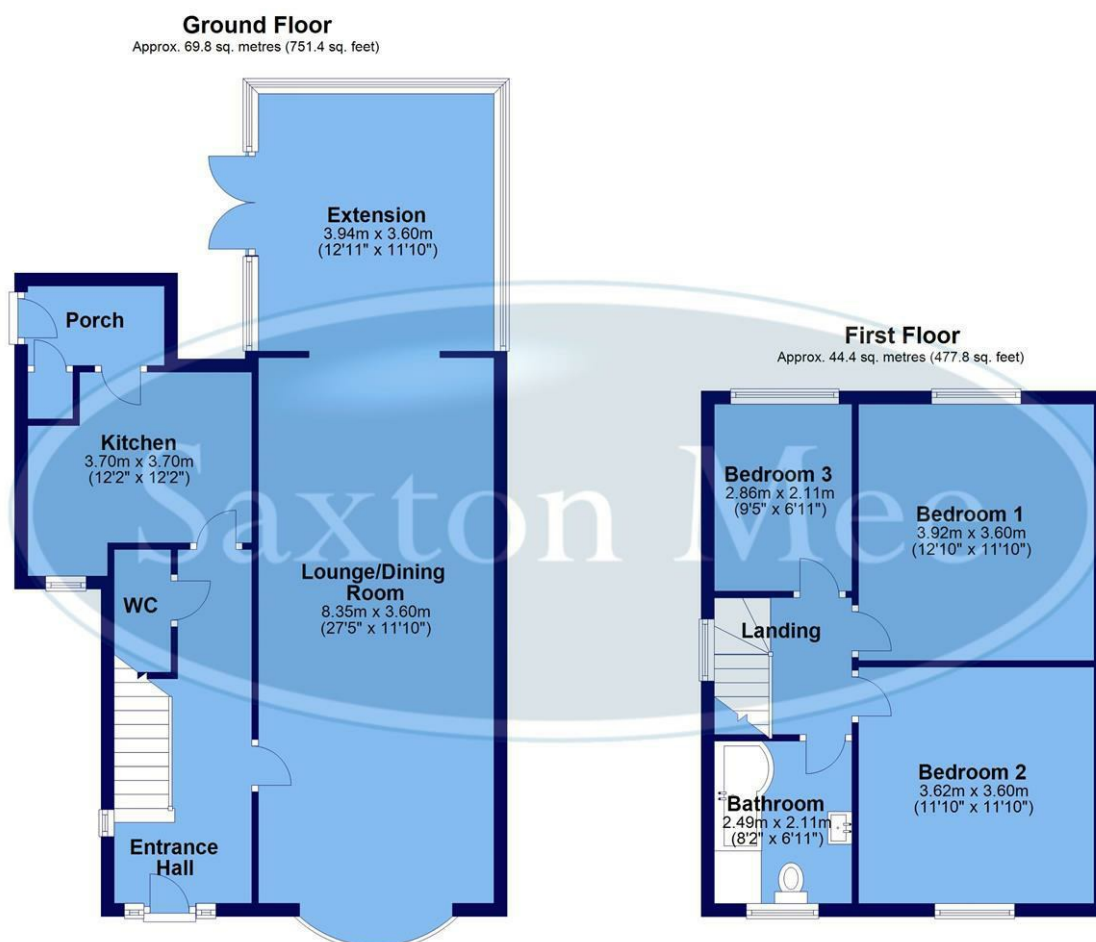
#### MATERIAL INFORMATION

The property is Freehold and 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. 114.2 sq. metres (1229.2 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

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