



St. Helen Road Deepcar Sheffield S36 2TQ
Guide Price £275,000

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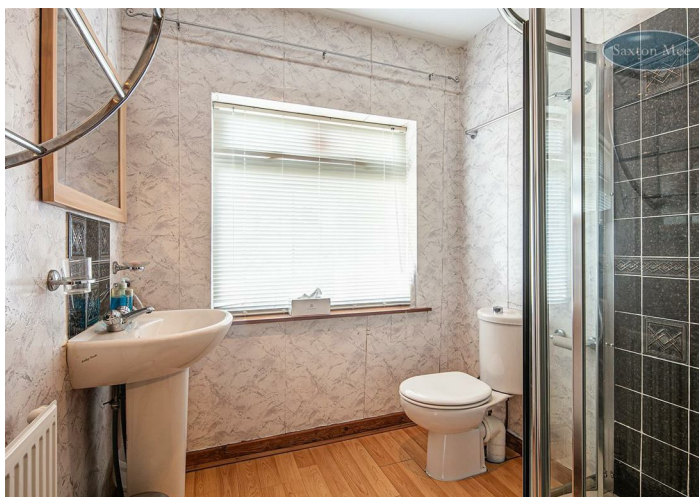
GUIDE PRICE £275,000 - £285,000 ** FREEHOLD ** SOUTH-WEST FACING REAR GARDEN ** NO CHAIN ** Situated on this attractive corner plot and enjoying a lovely outlook is this four bedroom, two bathroom detached property. The property benefits from a rear double storey extension and a single side storey extension, a driveway, garage, uPVC double glazing and gas central heating.

In brief, the spacious living accommodation briefly comprises: enter through a front uPVC door into a porch with access into the entrance hall. A door then opens into the lounge with a front window allowing natural light. Access into the largely extended dining room with study area which has newly fitted rear uPVC entrance doors which open onto the rear garden. The separate kitchen forms part of the extension and has a storage cupboard. 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, five ring hob with extractor above, housing and plumbing for a washing machine and tumble dryer and space for an American style fridge freezer. There is a uPVC entrance door and access into the downstairs shower room with WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing with access into the loft providing excellent storage, the four bedrooms and the main family bathroom. The master bedroom has fitted wardrobes. Bedrooms two and four are to the front aspect. Bedroom three, again has fitted wardrobes. The bathroom comes with a three pieces suite including bath, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- EFFECTIVELY EXTENDED
- FOUR BEDROOMS/TWO BATH/SHOWER ROOMS
- LOUNGE & DINING ROOM WITH STUDY AREA
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY & GARAGE
- LAWNED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front is a lawned garden with gate and path leading to the front entrance door. Access down the side of the property to the rear garden which is mostly laid to lawn and has a pear tree. A gate gives access to the driveway and detached garage which are both accessed off St Mary Crescent. The garage benefits from electric and lighting.

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.

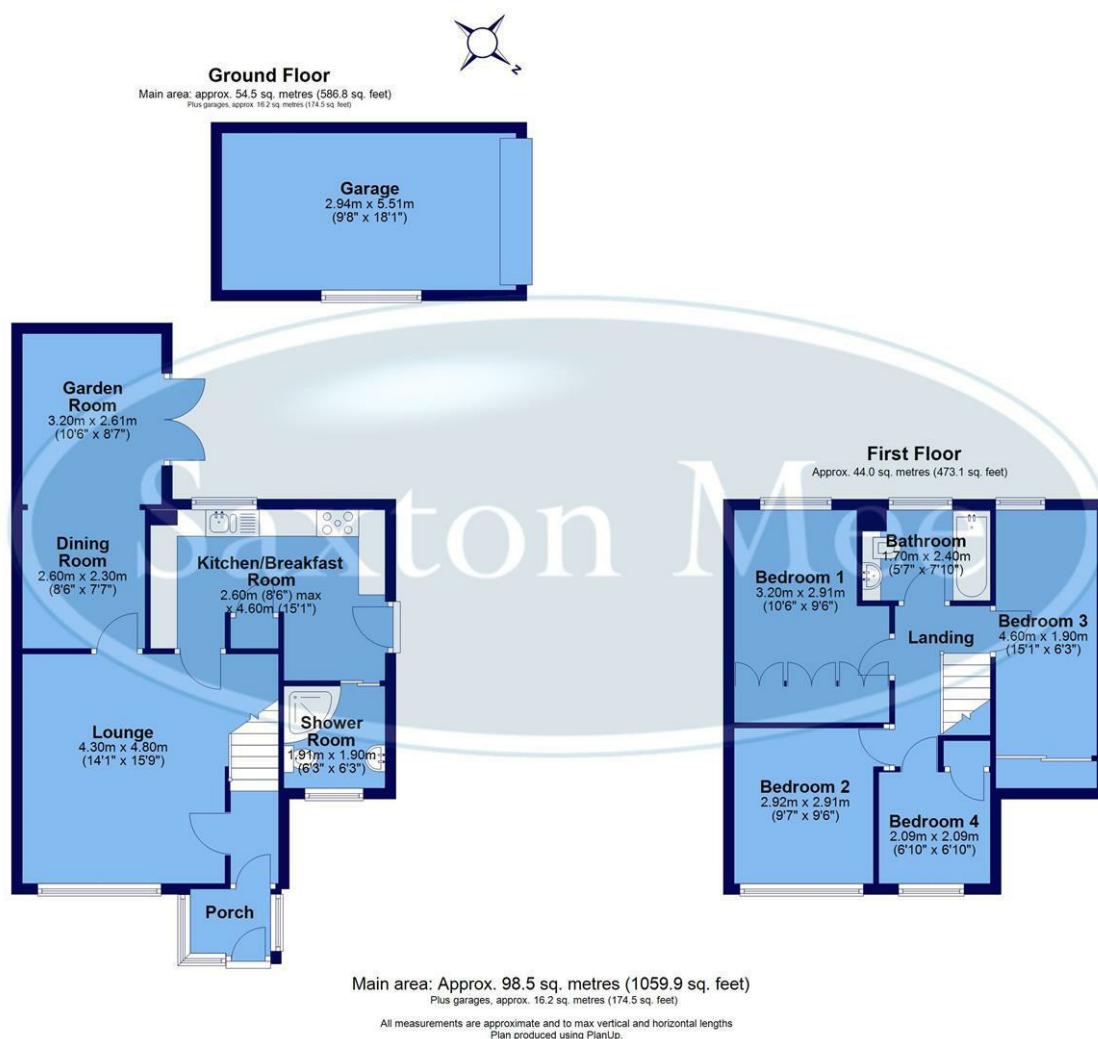
MATERIAL INFORMATION

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.



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