



Brearley Avenue Deepcar Sheffield S36 2PJ  
Guide Price £185,000



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GUIDE PRICE £185,000-£195,000 \*\* FREEHOLD \*\* Enjoying a lovely outlook is this three bedroom semi detached property which has gardens to the front and rear and benefits from a driveway providing off-road parking, a detached garage, large utility room, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front uPVC door into the entrance hall with an under stair storage cupboard and a downstairs WC. From the hall, there is access to the open plan lounge/dining room and the kitchen. The well proportioned open plan lounge/dining room has a front window as well as uPVC French doors opening onto the rear garden and filling the room with natural light. The fireplace is the focal point of the room. The separate kitchen has a range of fitted units with contrasting worktops which incorporate the sink and drainer. There is housing for an oven with extractor above along with space for a fridge freezer. A door then opens into the utility which has fitted units with worktops and an integrated dishwasher and housing/plumbing for a washing machine and tumble dryer. Front and rear entrance doors.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft space providing useful storage, the three bedrooms and the family bathroom. The good sized master bedroom has fitted wardrobes. Double bedroom two enjoys the lovely aspect. Bedroom three is to the front of the property. The bathroom has a four piece suite bathroom including shower enclosure, bath, WC and wash basin with vanity unit.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE/DINING ROOM & SEPARATE KITCHEN
- FANTASTIC UTILITY ROOM
- FOUR PIECE SUITE BATHROOM
- OFF-ROAD PARKING & DETACHED GARAGE
- FRONT & REAR GARDENS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY







#### OUTSIDE

A low wall encloses a front lawned garden. A gate gives access to steps and a path leading to the front entrance door. To the rear of the property is a single garage and gates to off-road parking for up to two cars. The rear garden is mostly laid to lawn with a wooden decked area and a newly laid patio area.

#### 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.

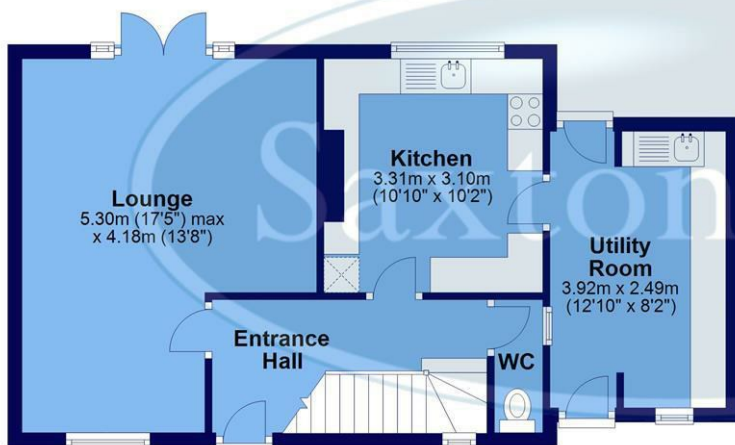
#### VALUER

Greg Ashmore MNAEA

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.

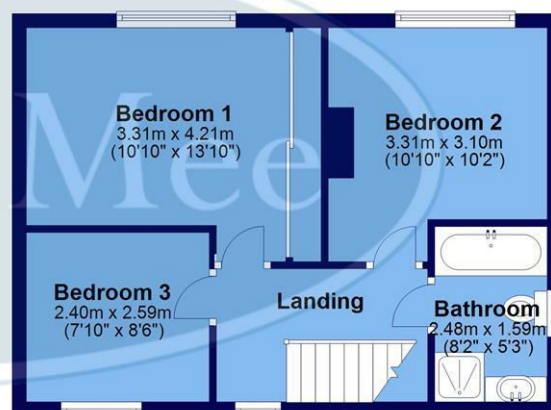
## Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



## First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 88.5 sq. metres (952.2 sq. feet)

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

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**Stocksbridge**

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