



The Rookery Deepcar Sheffield S36 2NE
Guide Price £360,000

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****GUIDE PRICE £360,000 - £370,000 ** FREEHOLD **** Finished to a high standard and situated on this popular residential estate is this four bedroom, two bathroom detached property which benefits from a double-width driveway, garage, uPVC double glazing and gas central heating.

Well presented living accommodation briefly comprises front entrance door which opens into the entrance hall which flows into the downstairs WC, featuring a WC and wash basin . A door opens into the well proportioned lounge with a large front window filling the room with natural light and a feature fireplace. Separate large kitchen/breakfast room with an understairs pantry , a range of wall, base and drawer units. A complementary work surface incorporates the sink and drainer. There is an integrated electric oven with a gas hob, dishwasher , side entrance door leading outside. From the lounge double doors open into the dining room, this multi-purpose room could be used as a playroom/study. uPVC French doors then open into the superb garden.

From the entrance hall, a staircase rises to the first floor landing with access into loft space which is partly boarded, with lighting and retractable loft ladder. Off the landing is access to the four bedrooms. The main bedroom benefits from built-in wardrobes and a modern and contemporary large en-suite shower room comprising double shower , WC and wash basin and a storage cupboard. Family bathroom has a three piece suite bathroom in addition comprising bath with overhead shower. Bedroom two and three also having fitted wardrobes.

- FREEHOLD
- FOUR BEDROOMS/TWO BATHROOMS
- DOWNSTAIRS WC
- SPACIOUS & WELL PRESENTED ACCOMMODATION
- LARGE DRIVEWAY & GARAGE
- VERSATILE ACCOMMODATION
- SOUTH WEST FACING REAR GARDEN





OUTSIDE

To the front is a double-width driveway which leads to the garage, benefiting from electric and lighting. Front lawn garden. Access via a gate down the side of the property to a south westerly facing well maintained rear garden which includes a large paved patio with steps leading to garden.

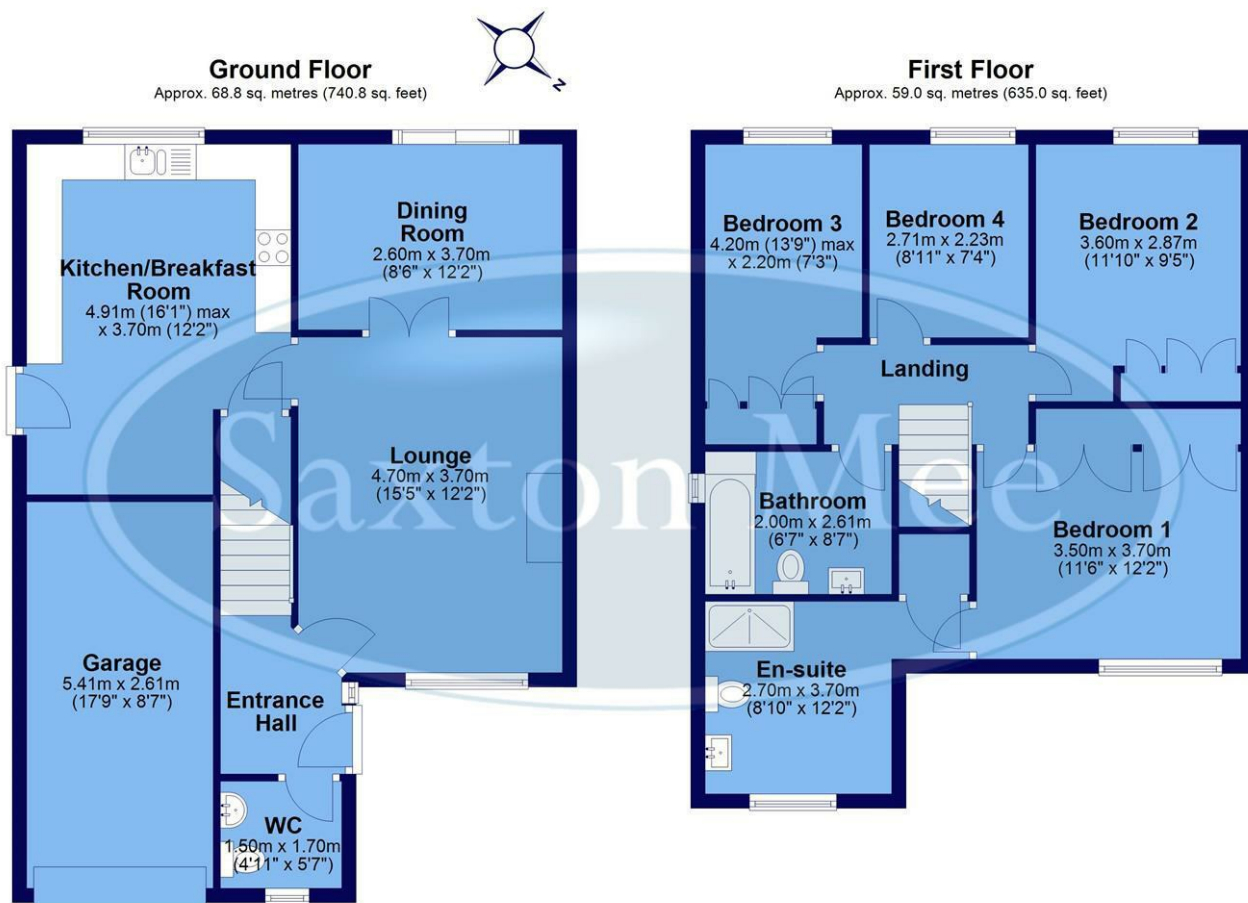
LOCATION

The property is situated on the popular Rookery Estate which benefits from its own playground. Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

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. 127.8 sq. metres (1375.8 sq. feet)

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

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