



Leek Bank, Off Manchester Road Deepcar Sheffield S36
2QZ
Price Guide £250,000

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GUIDE PRICE £250,000 - £260,000 A charming and individual semi detached cottage which is set back from Manchester Road benefitting from off road parking. The property is set over 3 levels and was formally 2 cottages that have now been converted in to one spacious property having 2 reception rooms of good size plus a conservatory good size kitchen and 3 bedrooms along with bathroom and additional second shower room. On the ground floor level there is a utility and shower room also an additional storage room/man cave with separate entrance. Having a wealth of character and having pleasant south facing garden to the rear and parking space to the front. The property is well positioned for access to local amenities including schools and shops along with access to local countryside and access to the M1 motorway network.

- Originally 2 Houses
- Character property
- Deceptively spacious
- Off street parking
- South facing rear garden





OUTSIDE

Off road parking for two vehicles is provided to the front of the property. To the rear is a lovely south facing enclosed garden which is mainly laid to lawn and has an array of mature plants, shrubs and flowers.

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.

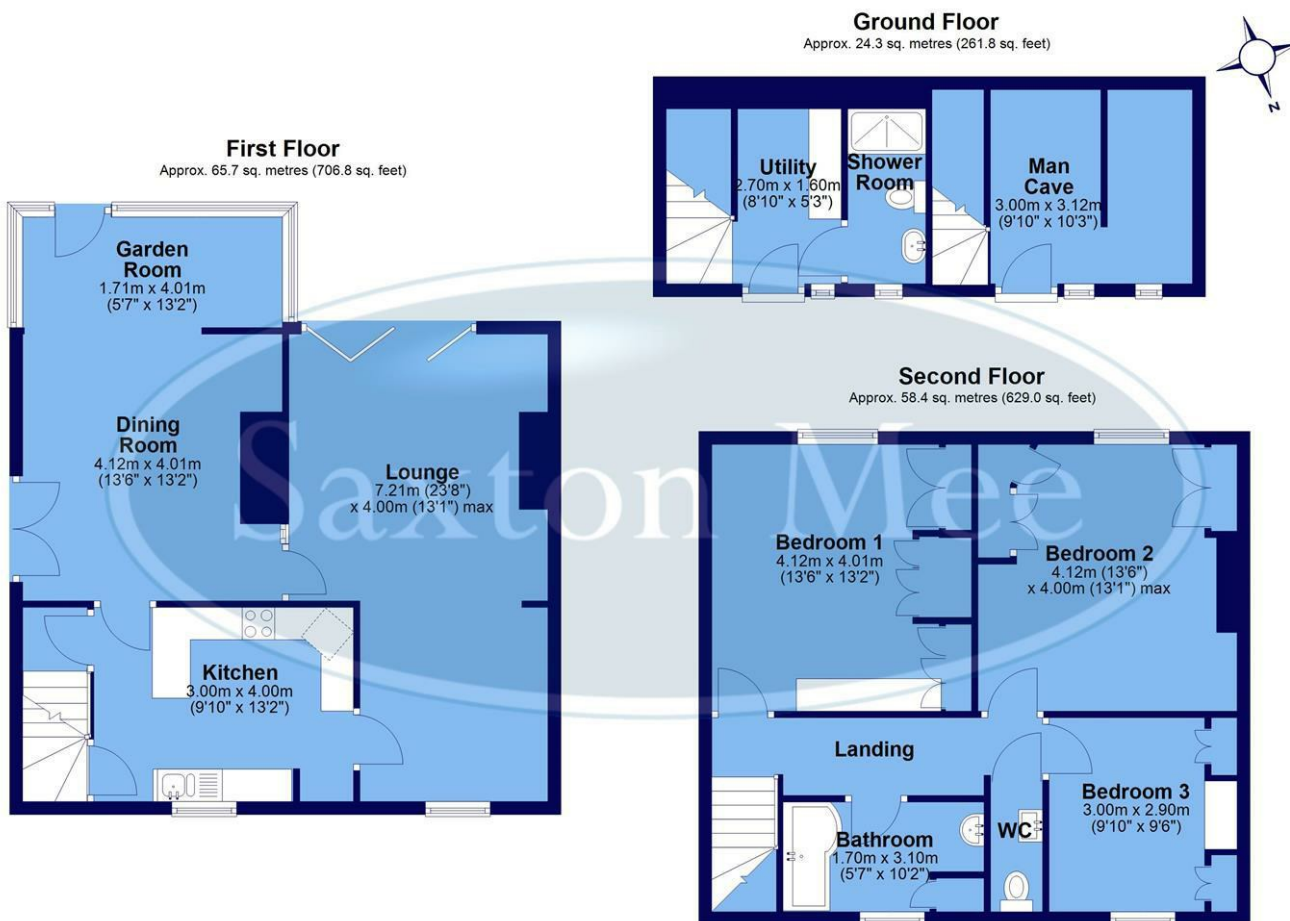
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

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. 148.4 sq. metres (1597.6 sq. feet)

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

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