



Princess Drive Deepcar Sheffield S36 1RW
Offers Around £375,000

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Viewing is essential to appreciate the accommodation on offer of this two bedroom detached home which enjoys a landscaped rear garden and benefits from a summer house, a driveway providing ample off-road parking, uPVC double glazing and gas central heating. The property is situated on this quiet cul-de-sac position in this popular residential area.

Tastefully decorated in a neutral décor, the well presented living accommodation briefly comprises: enter through a front composite door into the spacious entrance hall with a downstairs WC. Access into the lounge, dining room and kitchen. The well proportioned lounge has dual aspect windows making this a bright and airy space. The versatile dining room could be utilised as a third bedroom. The open plan kitchen dining room has a modern range of self-closing wall, base and drawer units with contrasting granite worktops which incorporate the sink and drainer. Fully integrated with a range of appliances. The dining area has French doors opening onto the rear garden, providing a perfect extension for indoor outdoor dining. A door then opens into the useful utility area.

From the entrance hall, a staircase rises to the first floor with access into the two bedrooms and the family bathroom. Both bedrooms are good sized doubles with ample space for furniture. The stylish bathroom has a three piece suite including comprises double-ended bath with overhead shower, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- WELL PROPORTIONED LOUNGE
- OPEN PLAN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- STYLISH BATHROOM
- AMPLE OFF-ROAD PARKING
- LANDSCAPED REAR GARDEN WITH SUMMER HOUSE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front is a large driveway providing ample off road parking. Access down the side of the property and a gate which opens to the fully enclosed rear garden which is mostly laid to lawn and includes a delightful patio, perfect for al fresco dining. Summer house with decking. A further shed down the side of the property.

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.

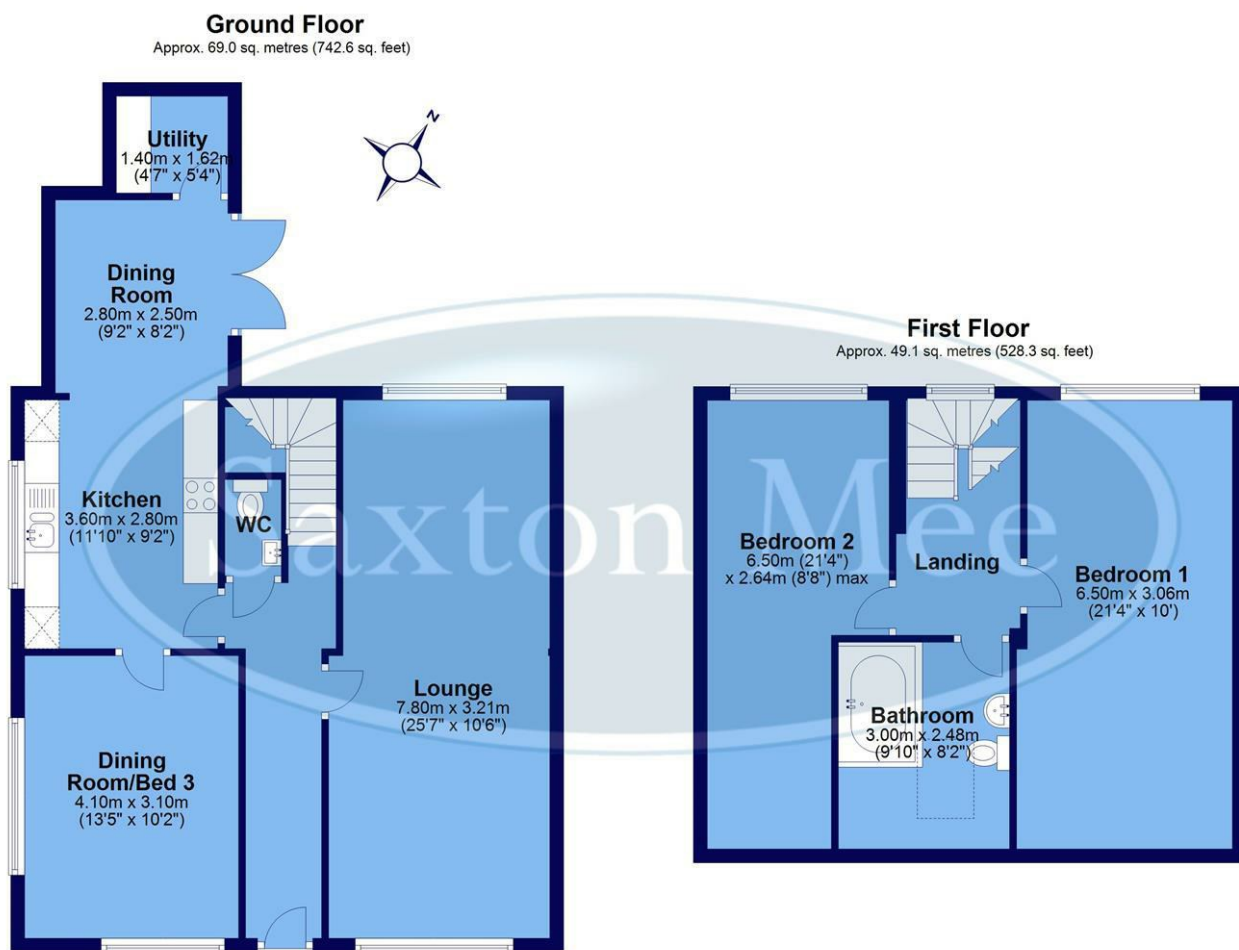
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA

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Total area: approx. 118.1 sq. metres (1271.0 sq. feet)

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

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