



Samuel Fox Avenue Deepcar Sheffield S36 2AG
Guide Price £350,000

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GUIDE PRICE £350,000-£360,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Situated near the end of this popular estate on a cul-de-sac position is this four bedroom, two bathroom stone built detached property which enjoys a south facing rear garden and benefits from eight solar panels, a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with access to a downstairs WC and the integral garage with electric door, power and lighting. Further access into a study and the open plan kitchen/diner. The study has a bay window. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher, washing machine along with space for a fridge freezer. There is ample space for a table and chairs and a side composite entrance door. Access to the lounge with bi-fold doors opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard, access into the loft space, the four good sized bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and comes with the added advantage of an en suite shower room with chrome towel radiator, WC and wash basin with vanity unit. Bedrooms two and three are to the front aspect. Bedroom four is to the rear aspect. The bathroom is partially tiled and has a chrome towel radiator and a three piece suite including bath with shower attachment, WC and wash basin.

- FOUR BEDROOM DETACHED PROPERTY
- LOUNGE WITH BI-FOLD DOORS
- MODERN KITCHEN
- DOWNSTAIRS WC & STUDY
- PRINCIPAL BEDROOM WITH EN SUITE
- THREE PIECE SUITE BATHROOM
- DRIVEWAY, GARAGE & SOUTH FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORK





OUTSIDE

To the front is a double-width driveway providing off-road parking and this leads to the integral garage. A gate opens to the fully enclosed, south facing rear garden and has a lawn, artificial lawn and patio.

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.

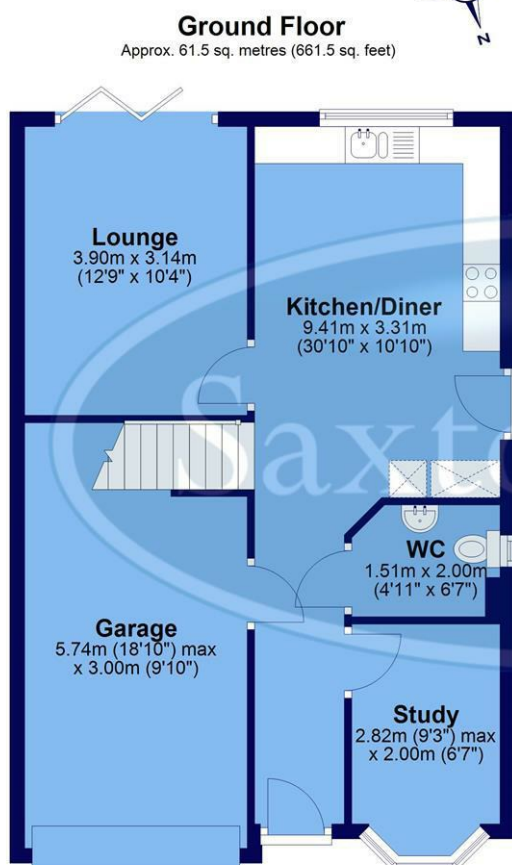
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

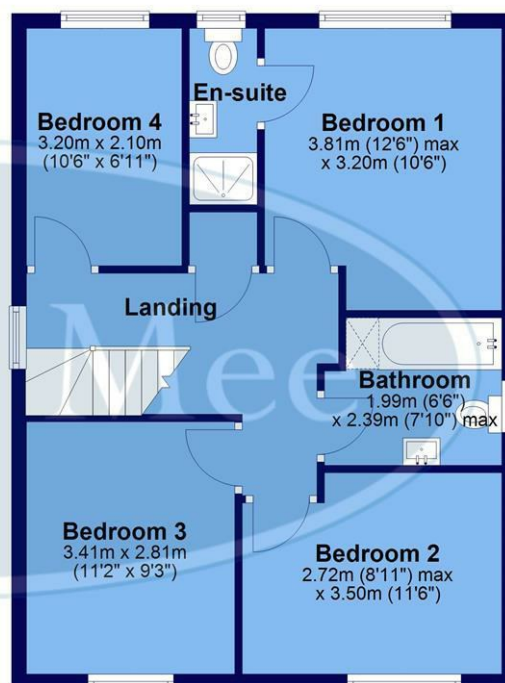
Greg Ashmore MNAEA

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.



Approx. 61.5 sq. metres (661.5 sq. feet)

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Approx. 55.9 sq. metres (601.2 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			9
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
(32-41) A			
(31-41) B			
(65-80) C			
(75-80) D			
(28-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/49/EC

Environmental Impact (CO₂) Rating

Current	Historic
Very environmentally friendly - lower CO ₂ emissions	
(32-41) A	
(31-41) B	
(65-80) C	
(75-80) D	
(28-54) E	
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