



Manchester Road Deepcar Sheffield S36 2RH
Guide Price £155,000

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GUIDE PRICE £155,000-£165,000 ** NO CHAIN ** FREEHOLD ** Situated on this popular residential road is this three bedroom, two reception room, stone fronted terrace property which has a rear garden and benefits from uPVC double glazing and gas central heating. The property has been cosmetically updated by the current owner including a new bathroom, new radiators and a roof with insulation.

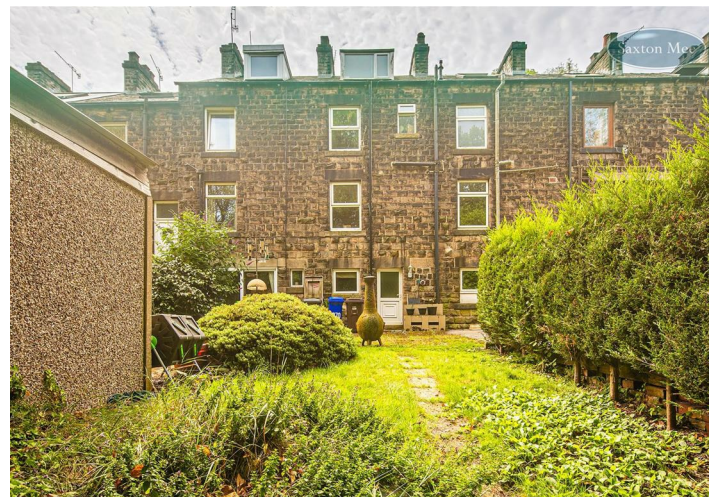
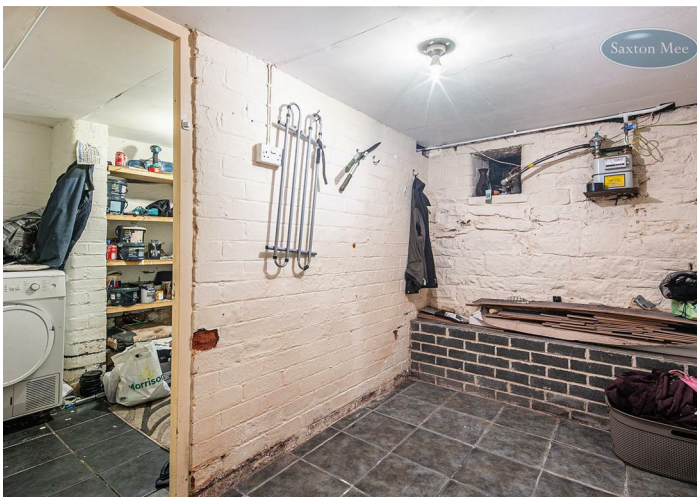
Set over four levels, the spacious living accommodation briefly comprises: enter through a uPVC door into the lounge/reception room one which has been replastered and has coving to ceiling and a feature fireplace with brick surround. A door then opens into an inner lobby with access into the sitting room/reception room two. Access via a door into a landing with steps descending to the lower ground floor and the kitchen/diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above and microwave along with housing and plumbing for a washing machine and space for a fridge freezer. A cupboard houses the gas boiler. There is a rear entrance door and access to a utility which in turn leads into a cellar providing excellent storage.

From the ground floor inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal bedroom has a storage cupboard under the attic stairs. Bedroom two is to the rear. The newly fitted bathroom has a four piece suite including shower enclosure, bath, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three with a large dormer window and eaves storage.

- SPACIOUS THREE BEDROOM TERRACE
- TWO RECEPTION ROOMS
- SEPARATE KITCHEN
- UTILITY & CELLAR
- NEWLY FITTED FOUR PIECE SUITE BATHROOM
- FREEHOLD
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAYS
- ACCOMMODATION OVER FOUR LEVELS





OUTSIDE

Front forecourt with access to the entrance door. The rear garden is mainly laid to lawn.

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

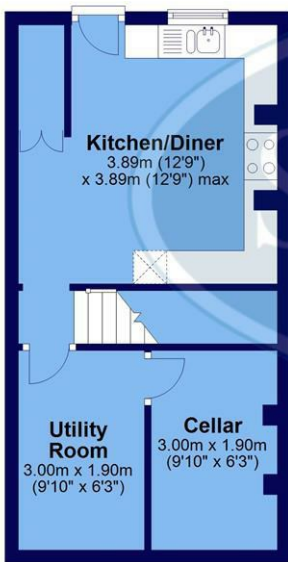
Greg Ashmore MNAEA

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.



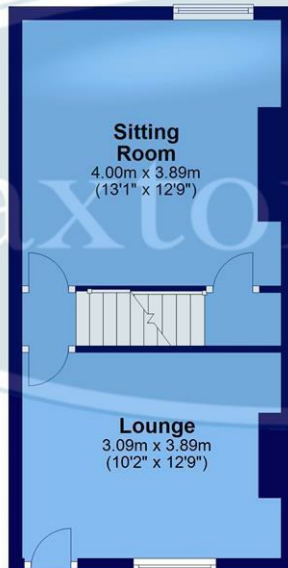
Basement

Approx. 30.7 sq. metres (330.6 sq. feet)



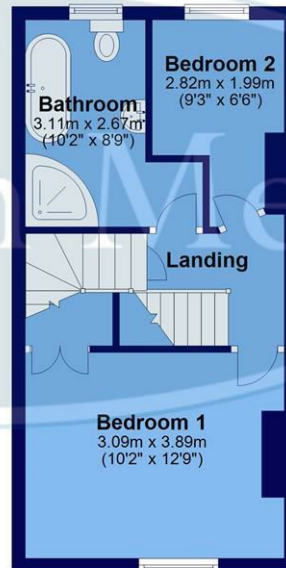
Ground Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



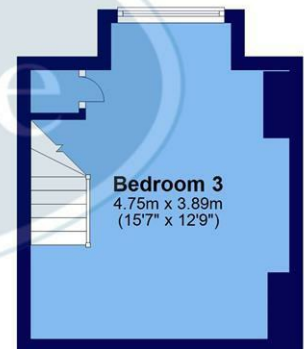
First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Second Floor

Approx. 17.0 sq. metres (183.2 sq. feet)



Total area: approx. 110.7 sq. metres (1191.8 sq. feet)

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

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