



Carr Road Deepcar Sheffield S36 2PR  
Guide Price £220,000



# Carr Road

Sheffield S36 2PR

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GUIDE PRICE £220,000-£230,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Situated on this attractive sized plot is this one/two bedroom detached bungalow which has a sweeping driveway providing ample off-road parking, double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste. This spacious bungalow currently has one bedroom but could easily be reconfigured to create a second one (see floor plan).

The living accommodation briefly comprises: enter through double doors into the extended porch with a further door opening into the entrance hall with access into a large boarded loft space via pull-down ladders, this space has excellent scope for conversion (subject to the necessary planning consents) and also houses the boiler. Further access to the open plan lounge and dining room, bedroom one and the shower room. The well proportioned lounge and dining room has a bay window to the front, and this room could easily be reconfigured to create a second bedroom. From the dining room double doors open into the extended garden room with uPVC French doors opening onto the rear garden. The separate kitchen has range of units with a worktop which incorporates the sink and drainer. There is space for an oven with extractor above, washing machine and fridge freezer. The bedroom has a bay window and fitted wardrobes. The shower room has a large shower cubicle, WC and wash basin.

- EXCITING POTENTIAL
- ONE/TWO BEDROOM DETACHED BUNGALOW
- OPEN PLAN LOUNGE & DINING ROOM
- EXTENDED GARDEN ROOM
- SEPARATE KITCHEN
- SHOWER ROOM
- DRIVEWAY
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY







#### OUTSIDE

A sweeping driveway leads to gates and continues to the rear and a garage (currently in need of repair or replacing). Front lawn with shrubs and plants. The fully enclosed rear garden consists of a patio, lawn and garden pond.

#### 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.

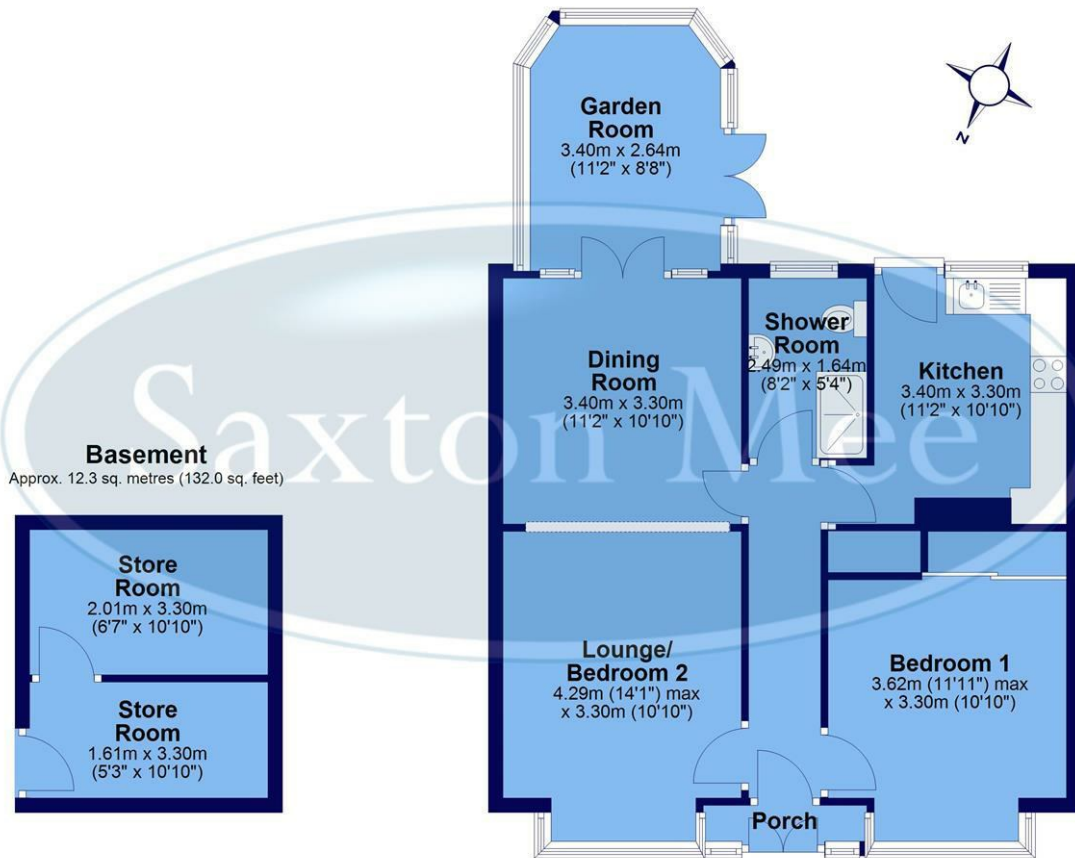
#### VALUER

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.

## Ground Floor

Approx. 69.0 sq. metres (742.5 sq. feet)



Total area: approx. 81.2 sq. metres (874.5 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

