



Ash Lane Deepcar Sheffield S36 2PD
Guide Price £175,000

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**** FREEHOLD ** CAR PARKING SPACE **** Nestled within this quiet residential area is this two bedroom stone built end terrace cottage which has a rear extension and undergone a full renovation within the last ten years including a new kitchen and bathroom, new boiler and radiators, new flooring, replastered and a new roof to the main house (two years old). The property benefits from a lovely rear garden with no third party access, a tanked cellar, car parking space, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a rear composite door into an entrance lobby with access into the dining room which has uPVC French doors opening onto the rear garden. An opening leads into the lounge with a cast-iron multi fuel stove inset into the stone surround with the original cupboards and shelving to one side. A door then opens to the separate kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, a four ring hob with extractor above along with housing and plumbing for a washing machine, fridge and freezer. In the corner of the room is the housed gas boiler.

From the kitchen, a staircase rises to the first floor with access into the loft space, the two bedrooms and the shower room. The principal is to the rear aspect with space for furniture. Double bedroom two is to the front. The shower room has a chrome towel radiator, WC and wash basin.

- TWO DOUBLE BEDROOM END TERRACE COTTAGE
- DINING ROOM WITH uPVC FRENCH DOORS
- LOUNGE WITH A CAST-IRON MULTI FUEL STOVE
- SEPARATE KITCHEN
- SHOWER ROOM
- LOVELY REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- CAR PARKING SPACE
- EASY ACCESS TO SHEFFIELD & THE MOTORWAY NETWORK





OUTSIDE

A shared passage and path leads to the rear entrance door. A gate opens to the fully enclosed rear garden with a patio, gravelled area and an abundance of plants and shrubs. Accessed from New Street is a car parking space.

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.



Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



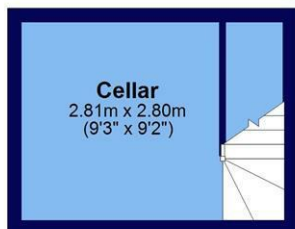
First Floor

Approx. 25.6 sq. metres (275.0 sq. feet)



Cellar

Approx. 10.4 sq. metres (111.8 sq. feet)



Total area: approx. 69.7 sq. metres (750.3 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

