



Helliwell Lane Deepcar Sheffield S36 2QH
Guide Price £230,000

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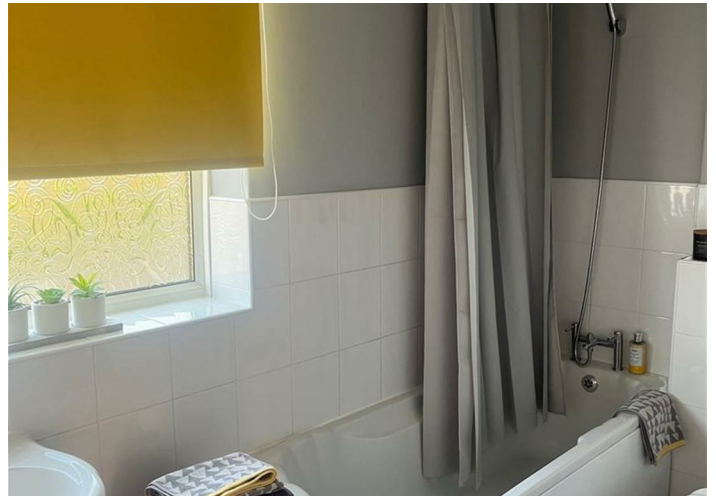
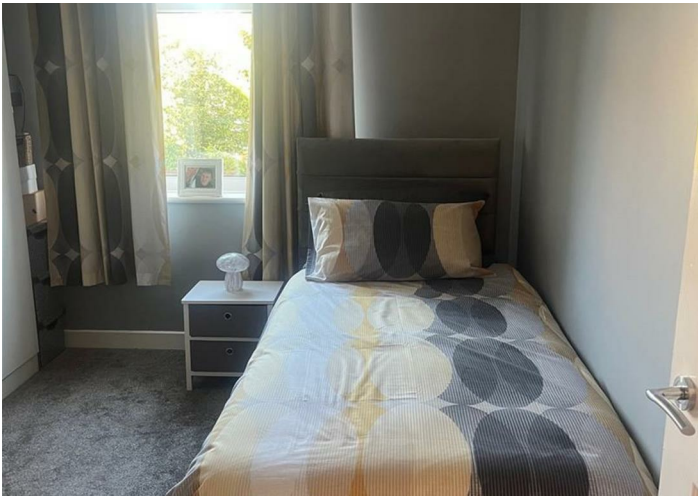
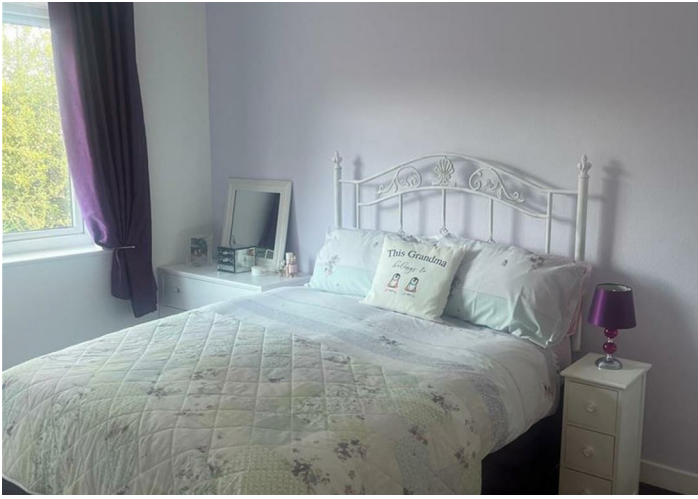
GUIDE PRICE £230,000-£240,000 ** WEST FACING REAR GARDEN ** Situated on this popular residential road enjoying an attractive rear outlook is this three good sized bedroom detached property which benefits from a driveway providing off-road parking, a carport, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the living accommodation briefly comprises front door which opens into the entrance hall with an under stair storage cupboard with fitted shelving and access into the open plan lounge and dining room. There are large windows to the front and rear allowing lots of natural light to flow through the room, while the focal point is the stone fireplace. The kitchen has a range of fitted units with a contrasting worktop incorporates the sink. There is adequate space to accommodate an oven, fridge freezer along with plumbing for a washing machine. Within the kitchen there is access to a built-in pantry with fitted shelving. A side door provides access into the open garage/carport/rear garden areas.

From the entrance hall, a staircase rises to the first floor landing with access into the three good sized bedrooms and the bathroom. The rear good sized bedroom benefits from fitted wardrobes. The principal bedroom has two built-in cupboards (with doors) suitable for clothes. The front bedroom has fitted (but removable) wardrobes. The bathroom provides access into the partly boarded loft space and come with a three piece suite including bath, shower over, WC and wash basin.

- VIEWING ADVISED
- THREE GOOD SIZED BEDROOM DETACHED PROPERTY
- DRIVEWAY & CARPORT
- PLEASANT REAR GARDEN WITH AN ATTRACTIVE OUTLOOK
- OPEN PLAN LOUNGE & DINING ROOM
- SEPARATE KITCHEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

There is a garden to the front. A driveway leads to a carport with garage door and this continues to the rear with further parking provision. There is a lawned rear garden with planted borders.

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 Leasehold with a term of 400 years running from the 30th June 1966. A nominal Ground Rent is payable of £20.00 per year. The property is currently Council Tax Band C.

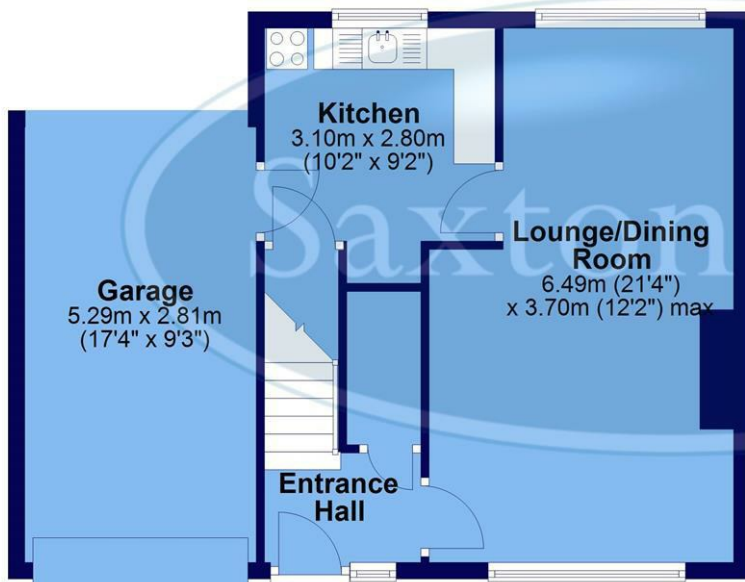
VALUER

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.

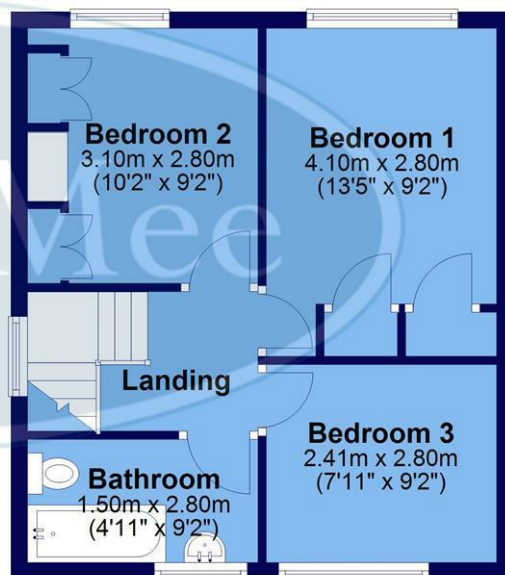
Ground Floor

Main area: approx. 37.0 sq. metres (398.4 sq. feet)
Plus garages, approx. 14.9 sq. metres (160.2 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



Main area: Approx. 74.0 sq. metres (796.9 sq. feet)
Plus garages, approx. 14.9 sq. metres (160.2 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

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