



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

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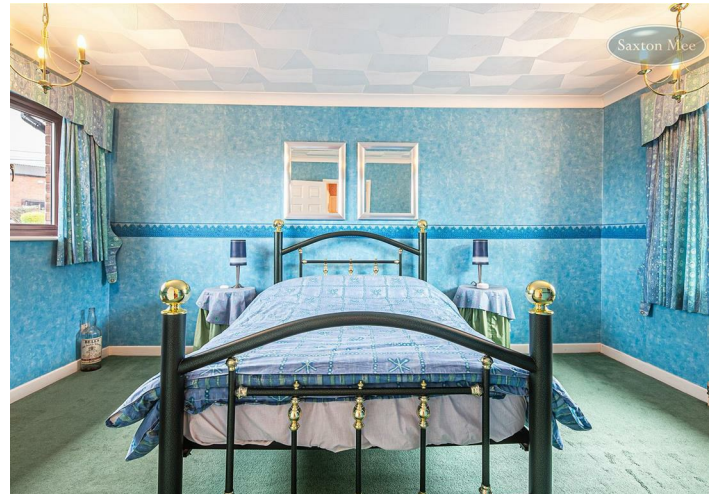
**** FREEHOLD **** Viewing is essential to appreciate the accommodation on offer of this larger than average, three bedroom semi detached property which has gardens to the front and rear and benefits from a driveway providing off-road parking, a large integral garage, new kitchen, modern shower room, good sized porch, uPVC double glazing and gas central heating. Situated on this popular residential road, the property has easy access to Sheffield, motorway networks and Fox Valley Shopping Centre.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front composite door into the large entrance porch which also gives access into the integral garage with an up and over door, power and lighting. From the porch, a uPVC door opens into the entrance hall with an under stair storage cupboard. There is a newly fitted, modern and contemporary kitchen which has a range of units and contrasting worktops. Integrated appliances include an electric oven, four ring hob with extractor above, fridge, freezer and dishwasher as well as housing and plumbing for a washing machine. There is a well proportioned open plan lounge and dining room. The lounge has a cast-iron multi fuel stove with feature hearth, which is the focal point of the room and bespoke fitted blinds to the window. A large opening flows into the dining room with uPVC French doors, again with bespoke fitted blinds. The French doors open onto the rear garden, providing a perfect extension for indoor/outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into a useful loft space, the three bedrooms and a modern shower room. The principal is a good sized double with space for furniture. Bedroom two has fitted wardrobes. Bedroom three has a cupboard housing the gas boiler. The shower room has a walk-in shower, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- SPACIOUS, THREE BEDROOM SEMI DETACHED PROPERTY
- NEW KITCHEN
- OPEN PLAN LOUNGE & DINING ROOM WITH uPVC FRENCH DOORS
- MODERN SHOWER ROOM
- GARDENS TO THE FRONT & REAR
- DRIVEWAY & INTEGRAL GARAGE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Front lawned garden with planted borders. A driveway leads to the integral garage which gives access to the fully enclosed rear garden with a 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 C.

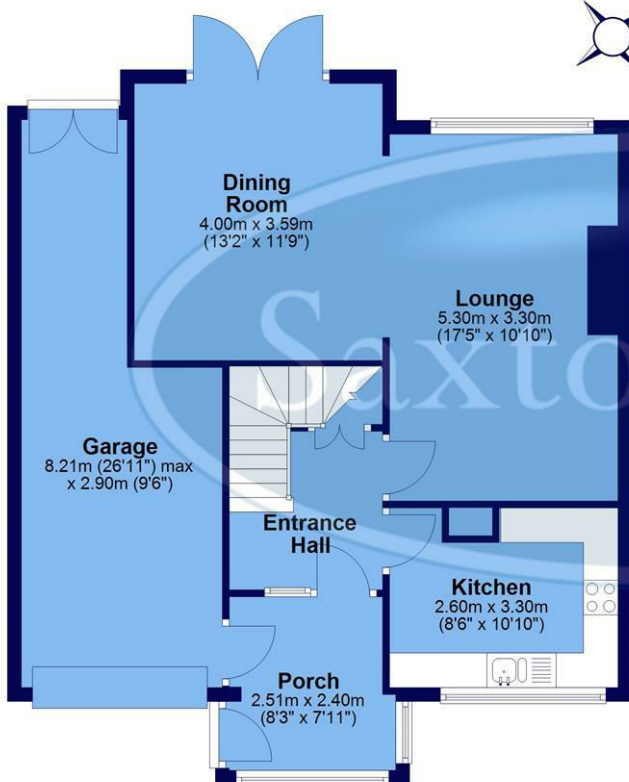
VALUER

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.

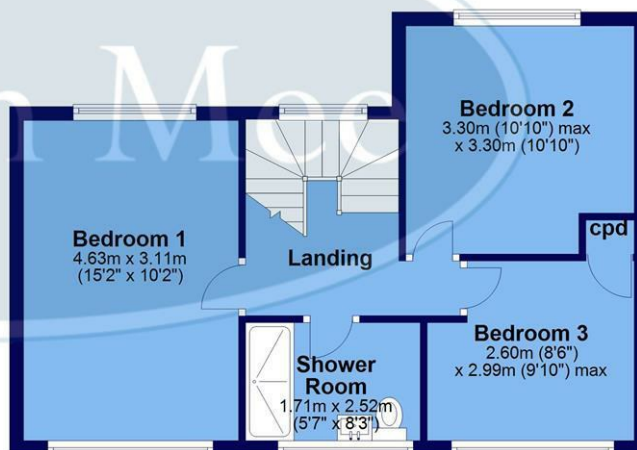
Ground Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 120.1 sq. metres (1292.6 sq. feet)

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

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Hillsborough
Stocksbridge

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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-10) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 58 | 74 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-10) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 59 | 72 |
| EU Directive 2002/91/EC | | | |