

**Jeffery Crescent Deepcar Sheffield S36 2QT**  
Offers In The Region Of £140,000



# Jeffery Crescent

Sheffield S36 2QT

Offers In The Region Of £140,000

**\*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* NO CHAIN \*\*** Located on this quiet residential road is this three bedroom semi detached property which has gardens to the front and rear and benefits from uPVC 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.

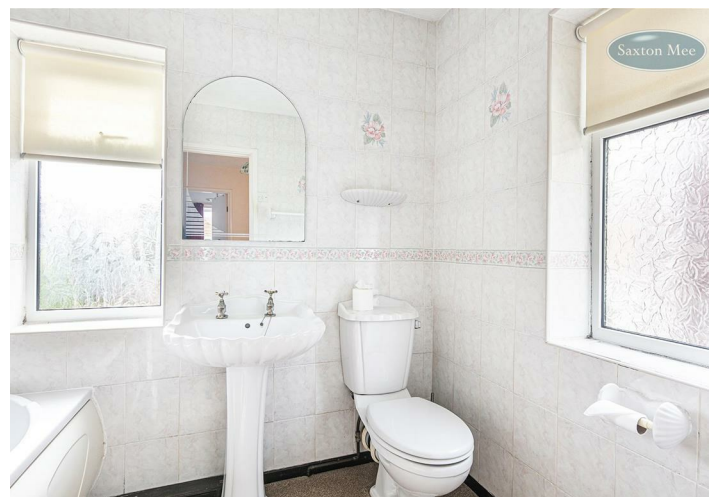
In brief, the living accommodation comprises: enter through a front uPVC door into the entrance hall with an under stair storage cupboard. From the hall, access into the lounge and the kitchen. The lounge has a large front window allowing natural light and a gas fire. The kitchen has a range of units with a worktop which incorporates the sink and drainer. There is a washing machine, oven and fridge freezer. There is an under stair pantry and an opening through to the dining room. From the kitchen, is a door opening to a side entrance lobby with front and rear uPVC doors and a large storage room which houses the boiler.

From the entrance hall, a staircase rises to the loft space, the three bedrooms and the bathroom. The principal is to the front aspect and has fitted wardrobes. Double bedroom two overlooks the rear. Bedroom three has a storage cupboard over the stairs. The bathroom has a white three piece suite including bath with overhead shower, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE
- KITCHEN & DINING ROOM
- USEFUL STORAGE ROOM
- SOUTH FACING REAR GARDEN
- THREE PIECE BATHROOM
- EXCITING POTENTIAL
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY CONNECTIONS







#### OUTSIDE

A low wall encloses a front garden, a gate and path gives access to the entrance doors. To the rear is a south facing, fully enclosed garden which includes a lawn, patio and hardstanding for a greenhouse/shed.

#### 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 is currently Council Tax Band A.

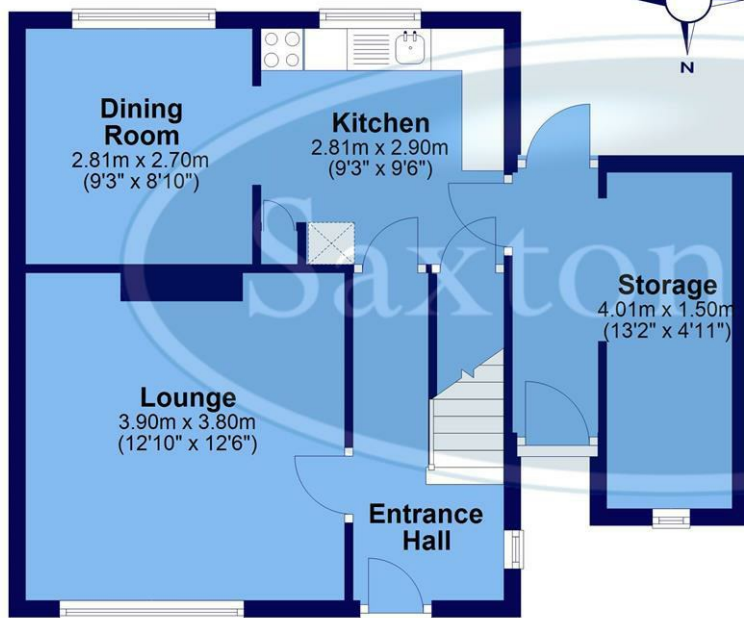
#### VALUER

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.

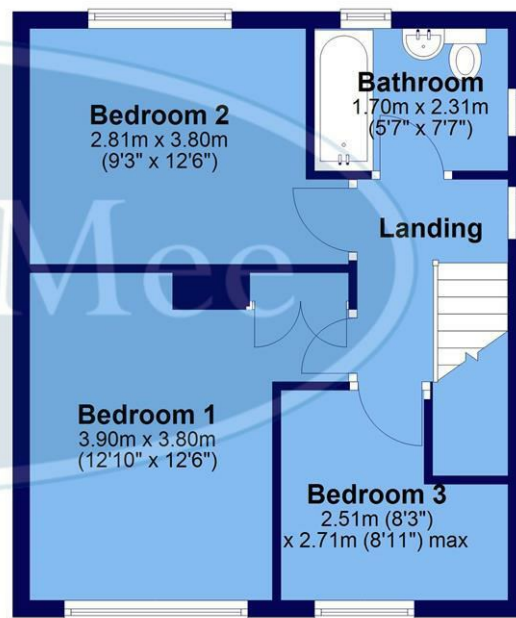
## Ground Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



Total area: approx. 87.4 sq. metres (941.2 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)

