

Saxton Mee



**Armitage Road Deepcar Sheffield S36 2PA**  
**Price Guide £125,000**

**St Luke's**  
Sheffield's Hospice

# Armitage Road

Sheffield S36 2PA

**Price Guide £125,000**

GUIDE PRICE £125,000-£135,000 \*\* NO CHAIN \*\* SOUTH FACING REAR GARDEN \*\* FREEHOLD \*\*  
Situated on this popular residential road is this deceptively spacious, three good sized bedroom terrace property which enjoys a fully enclosed south facing rear garden. The property has been well-kept by the current owner and is in need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes.

In brief, the living accommodation comprises front door which opens into the spacious hall with ample space for coats and shoes and a downstairs WC. Access into the kitchen which has a range of base and drawer units with a worktop which incorporates the sink and drainer. There is space for a table and chairs and dual aspect windows which allow natural light. Access into a utility and the lounge. The utility has a rear entrance door. The well proportioned lounge has sliding patio doors opening onto the rear garden and an electric fire.

From the entrance hall, a staircase rises to the first landing with access into the three bedrooms and the bathroom. The master is a large double with dual aspect windows making this a bright and airy space and has fitted wardrobes and ample space for furniture. Double bedroom two is to the rear aspect. Bedroom three has a fitted cupboard and to the front aspect. The bathroom comes with a four piece suite including a large corner bath, shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- SPACIOUS, THREE GOOD SIZED BEDROOM TERRACE PROPERTY
- KITCHEN, DOWNSTAIRS WC & UTILITY
- WELL PROPORTIONED LOUNG WITH SLIDING PATIO DOORS
- SOUTH FACING REAR GARDEN
- FOUR PIECE SUITE BATHROOM
- POPULAR RESIDENTIAL AREA
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





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#### OUTSIDE

Shared access leads to the front entrance door. Front garden area. To the rear is a south facing tiered garden. Garden shed and greenhouse.

#### 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. 46.3 sq. metres (498.9 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.9 sq. feet)



Total area: approx. 92.7 sq. metres (997.7 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

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[onTheMarket.com](http://onthemarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	
(B1-B1) B	
(B2-B9) C	
(D5-D9) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	81

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(A2 plus) A	
(B1-B1) B	
(B2-B9) C	
(D5-D9) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	79