

# Saxton Mee



**Marsh Street Deepcar Sheffield S36 2RL**  
**Guide Price £85,000**





# Marsh Street

Sheffield S36 2RL

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GUIDE PRICE £85,000-£95,000 \*\* NO CHAIN \*\* SOUTH FACING REAR GARDEN \*\* FREEHOLD \*\* In need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes is this three bedroom terrace property which benefits from uPVC double glazing and gas central heating. Set over four levels (including the cellar) the living accommodation briefly comprises front uPVC entrance door which opens into the lounge with a gas fire. A door then opens into the inner lobby with access into the kitchen diner which has a range of units with a work surface which incorporates the sink and drainer. There is space for a washing machine and oven along with the wall mounted gas boiler and a rear uPVC door. Access to the cellar head with steps descending to two vaulted cellar compartments providing useful storage. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The master to the front has fitted storage. Bedroom two overlooks the rear. A further staircase rises to the second floor landing with access into eaves storage and attic bedroom three with a large dormer which has recently had a new roof with a 10 year guarantee.

- IDEAL STARTER HOME OR INVESTMENT OPPORTUNITY
- IN NEED OF MODERNISATION
- THREE BEDROOMS
- LOUNGE & KITCHEN/DINER
- SOUTH FACING REAR GARDEN
- TWO VAULTED CELLAR COMPARTMENTS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & PUBLIC TRANSPORT LINKS
- LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY LINKS







#### OUTSIDE

Shared access leads to the rear garden with a garden 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.

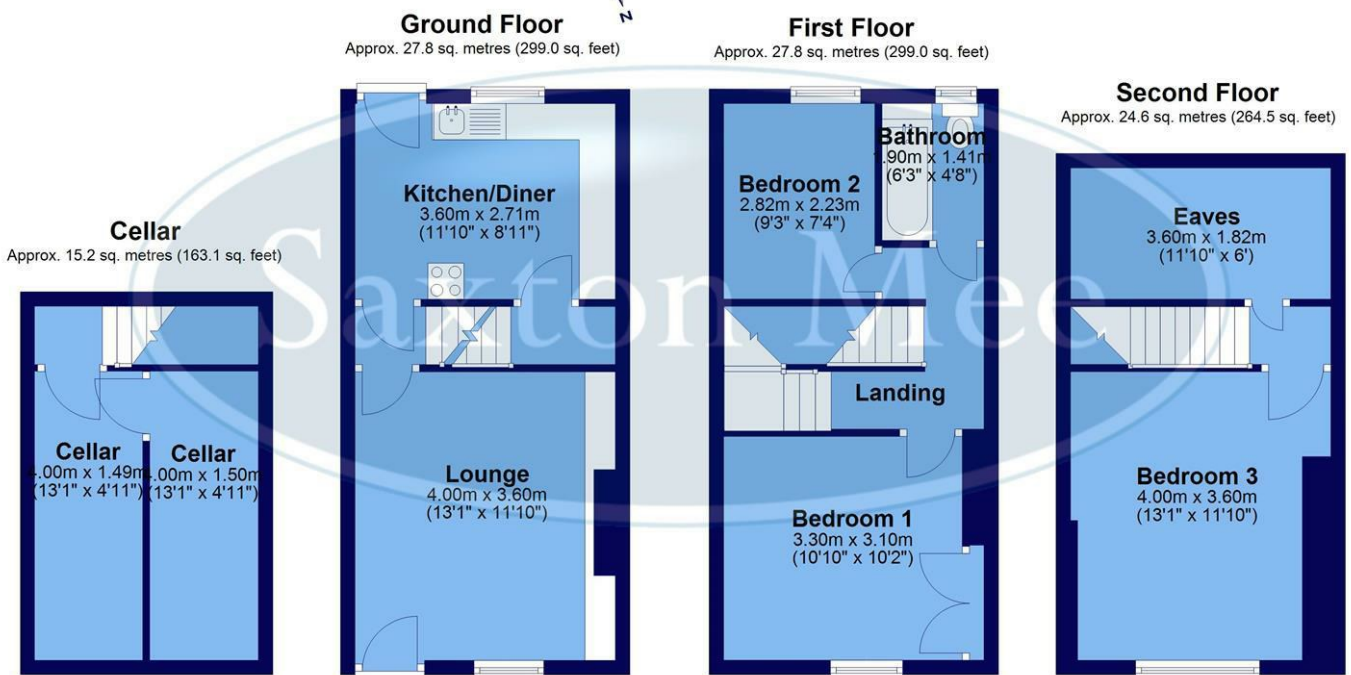
#### MATERIAL INFORMATION

The property is Freehold and 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.



Total area: approx. 95.3 sq. metres (1025.6 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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