

**Carr Road Deepcar Sheffield S36 2UA**  
**Offers Around £68,000**



## Carr Road

Sheffield S36 2UA

**Offers Around £68,000**

**\*\* NO CHAIN \*\* TWO BEDROOM GROUND FLOOR APARTMENT \*\*** Located on the ground floor is this well presented two bedroom apartment which enjoys an attractive outlook to the rear over the communal gardens and benefits from brand new flooring throughout, communal off-road parking, electric heating and uPVC double glazing.

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange along with motorway links, good local schools and the Leisure Centre. There are fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi as well as Fox Valley Shopping Centre. There is easy access to beautiful country walks in the Peak District and surrounding areas.

Tastefully decorated in neutral tones, the living accommodation briefly comprises: enter through a uPVC door into the lounge/dining room which has a feature fireplace. From the lounge, there is access to the kitchen, bedroom two and the bathroom. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Access to the principal bedroom. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- GROUND FLOOR TWO BEDROOM APARTMENT WITH BRAND NEW FLOORING THROUGHOUT
- OPEN PLAN LIVING
- KITCHEN
- THREE PIECE SUITE BATHROOM
- WELL-KEPT COMMUNAL GARDENS
- COMMUNAL OFF-ROAD PARKING
- NO CHAIN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY







#### OUTSIDE

Well-kept communal areas. Communal off-road parking.

#### 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 999 years running from the 19th October 1981.  
The property is currently Council Tax Band A.

#### VALUER

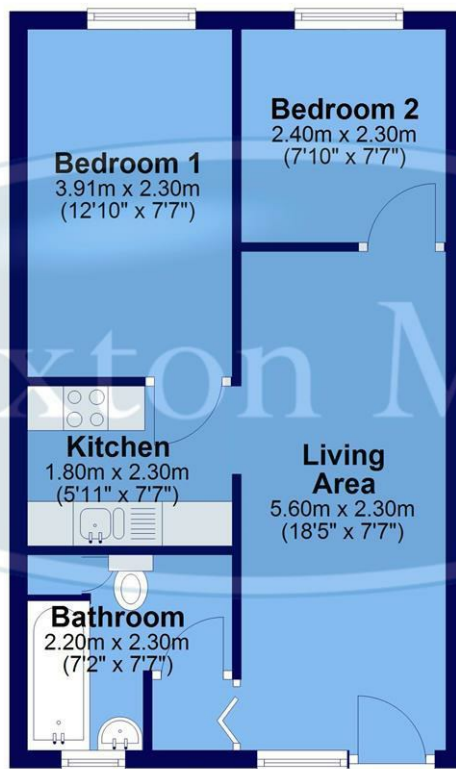
Greg Ashmore MNAEA

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. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 38.1 sq. metres (409.8 sq. feet)

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

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(43-54) E	F		
(31-42) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(43-54) E	F		
(31-42) F	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	