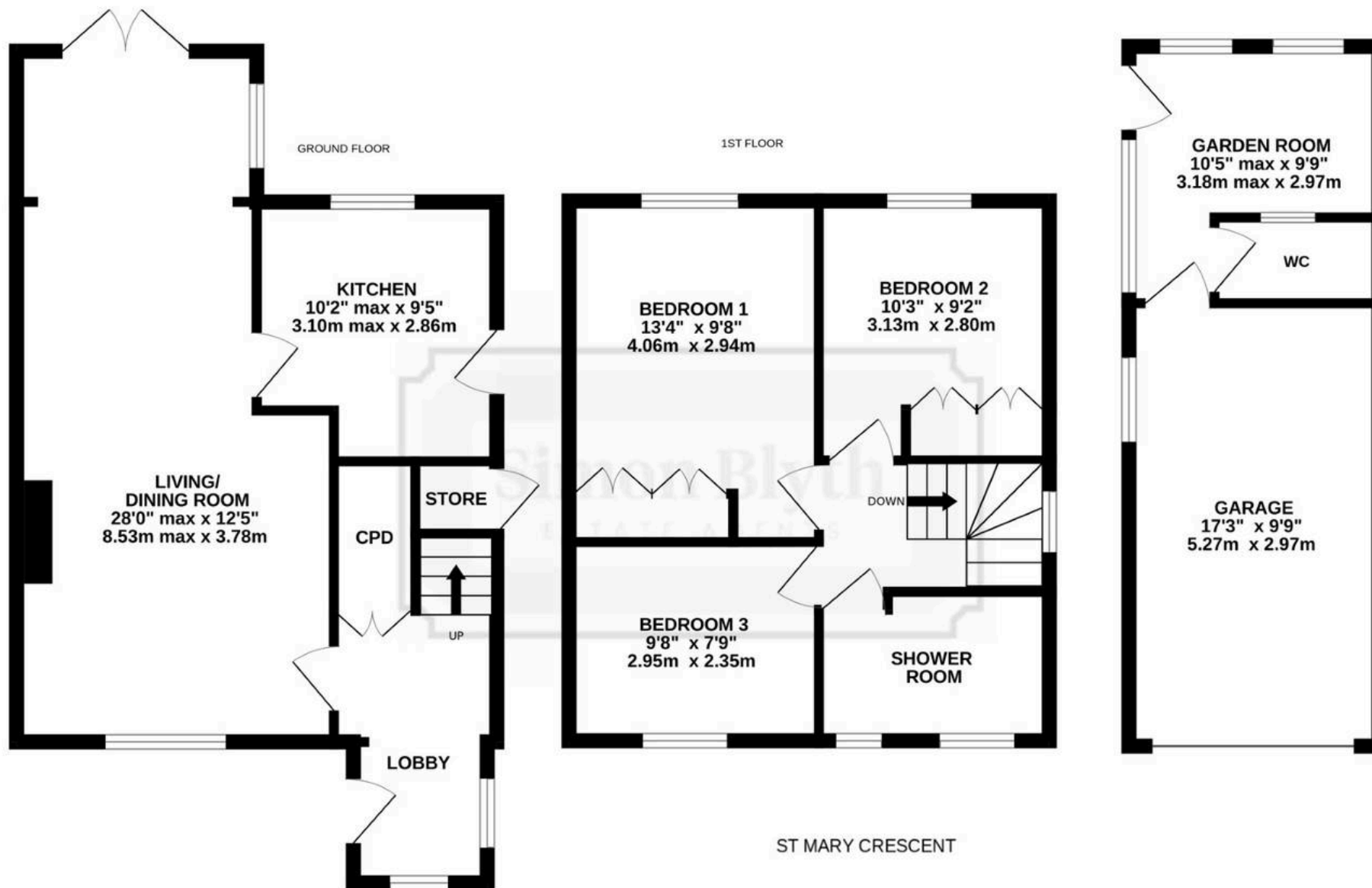




St. Mary Crescent, Deepcar
Sheffield

Offers in Region of **£300,000** – Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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St. Mary Crescent

Deepcar, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS THREE BEDROOM DETACHED PROPERTY SITUATED IN A SUPERB QUIET LOCATION OF DEEPCAR ,OFFERING INCREDIBLE POTENTIAL FOR A GROWING FAMILY TO MODERNISE IT AND MAKE IT THEIR OWN. GREAT COUNTRYSIDE VIEWS AND WELL LOCATED FOR THE AMENITIES OF FOX VALLEY RETAIL PARK. Accommodation briefly comprises of, to the ground floor living room and kitchen, to the first floor there are two double bedrooms and a further single bedroom, shower room. Outside, there is a low maintenance garden to front and rear, garden room and garage , space for at least two vehicles with of street parking. A lovely home in a fantastic position, viewing advised to fully appreciate the accommodation on offer in this quiet setting. Council Tax band: C Tenure: Freehold



LOBBY

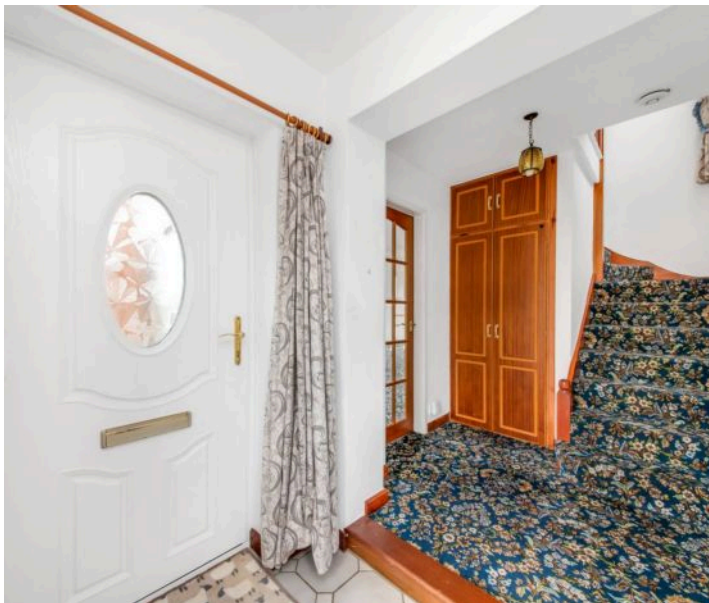
Entrance gained via composite and obscure glazed door into entrance lobby. This has tiled floor throughout and is ideal as a boot/cloakroom, this then leads through into the main hallway. Here we gain entrance to the following rooms:

LIVING DINING ROOM

This front to back open plan living room offers great space with excellent natural light from a large picture window to the front and set of French Doors to the rear garden, two ceiling lights and central heating radiator.

KITCHEN

This is a good size family kitchen comprising of a range of wall and base units, integrated appliances in the form of electric hob and double oven, one and a half bowl stainless steel inset sink with chrome mixer tap over.



BEDROOM ONE

Rear facing double bedroom with a bank of fitted wardrobes, ceiling light and uPVC double glazed window to rear.

BEDROOM TWO

Rear facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM THREE

Single bedroom with ceiling light, central heating radiator and window to rear enjoying views across Deepcar into Fox Valley.



SHOWER ROOM

Comprising of a three-piece suite in the form of close coupled W.C, wall mounted basin with chrome mixer tap over ,shower enclosure.. There are inset ceiling lights, part tiling to walls, tiled floor and two obscure uPVC double glazed window to front.

GARAGE

A great detached garage van be used as a storage space. Has lighting and power within.

GARDEN ROOM

This garden/sun room is attached to the rear of the garage with in internal access to the garage as well as a separate entrance to the rear garden. This space benefits from being plumbed with a WC & wash basin so could be ideal for a sun room or potting shed to simply enjoy sitting and looking over the rear garden space.

OUTSIDE

The outside areas comprise of a established gardens to both front and rear, with the rear garden being very private, and a well maintained front area. There is a driveway leading up the garage providing ideal off-street parking for at least two cars. The driveway is also gated halfway up.





ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is D-65, the council tax band is C, and the property is Freehold.

VIEWING

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



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