

10 Deer Park Way

Stannington • Sheffield • S6 5NP

Guide Price £135,000 - £150,000

A 3-bedroom mid terrace house requiring a scheme of general updating and improvement. Accommodation on two floors with a west facing rear garden, views to the front, and the benefit of gas central heating with a new combination boiler in 2023, double glazing, and owned solar panels (2014). Will be of interest to owner-occupiers and investors. Freehold. No chain. The ground floor comprises of an entrance porch, hallway, cloakroom/WC, lounge, and a dining kitchen. The porch has a uPVC double glazed entrance door and window, storage cupboard, and an inner door into the hallway. The hallway has a useful under-stair closet with the electric consumer unit, a separate unit with the gas meter, a wall-mounted Hive control for the heating, and a door into a cloakroom with a WC and wash basin. The lounge is a generous size with a rear window and patio doors onto the garden, both benefitting from a west facing aspect, creating a light and airy room during the latter parts of the day. A door leads into a dining kitchen with a pleasant outlook at the front. On the first floor, there is a landing with a ceiling hatch to the loft, three bedrooms, and a bathroom. Two of the bedrooms have a rear, westerly facing outlook, the main room having a fitted wardrobe. The front bedroom has views. The bathroom is fully tiled with a white suite including a shower over the bath, a wash basin, and WC. A recessed cupboard houses the Worcester combination boiler, which was fitted in 2023. Outside, there is a gated front garden including a block-paved terrace. The rear is a west facing with a patio and garden area. Car Parking is on the road/cul-de-sac. Deer Park Way is well-served by local shops and amenities in Stannington, schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, train station, and the Peak District.





- Mid-Terrace House
- 3 Bedrooms
- Needs Updating & Improvement
- Combi Boiler & Double Glazing
- Owned Solar Panels. EPC Rating B
- West Facing Rear Garden
- Pleasant Outlook at Front
- No Chain
- Freehold
- Council Tax A

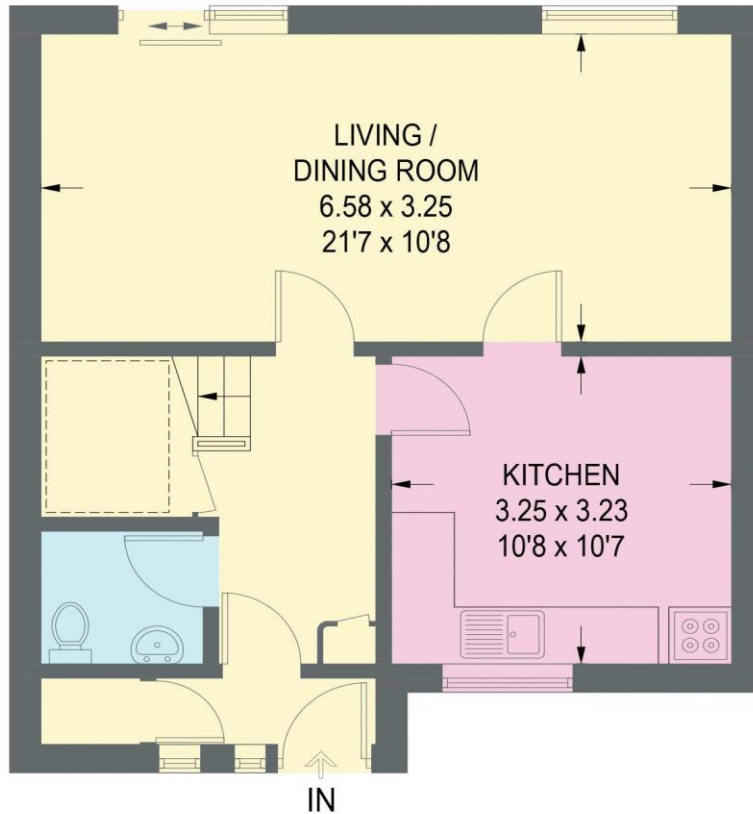


10 DEER PARK WAY

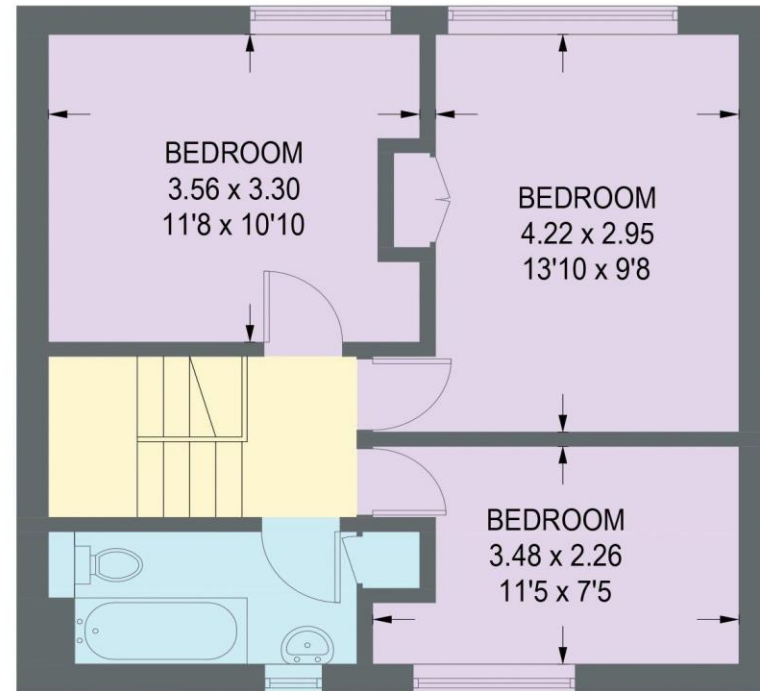
APPROXIMATE GROSS INTERNAL AREA = 90.8 SQ M / 977 SQ FT



= REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR
46.9 SQ M / 505 SQ FT



FIRST FLOOR
43.9 SQ M / 472 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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