



The Greenway, Carr Road

Deepcar, Sheffield, S36 2UA

By Auction £40,000 - £60,000



- 1 BED GROUND FLOOR APARTMENT
- FRESH NEUTRAL DECOR
- LARGE MODERN KITCHEN AREA WITH BREAKFAST BAR
- GREAT DOWNSIZER, FIRST BUY OR PORTFOLIO ADDITION
- GOOD COMMUTER LOCATION AND CLOSE TO AMENITIES
- NO UPWARD CHAIN
- CONVERTED OPEN PLAN LIVING SPACE
- READY AND WAITING TO PUT YOUR OWN STAMP ON IT
- COMMUNAL GARDENS AND CAR PARK
- COUNCIL TAX BAND A

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***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £40,000 * BIDDING CLOSES (TBC)*
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NO UPWARD CHAIN! Situated on the ground floor, this beautifully presented one bedroom apartment offers excellent accessibility and is sold with no upward chain, meaning the new buyer can move straight in without delay. Whether you're a downsizer, first time buyer, or looking to add to a rental portfolio, this property ticks all the boxes. The front elevation also enjoys stunning views over the Yorkshire moors, a real added bonus.

Internally, the apartment has been thoughtfully converted to create an open plan living space, with the kitchen opening up into the living area to provide a much larger kitchen complete with a fab breakfast bar addition. The light and airy living space is further enhanced by a contemporary fireplace, while the good sized double bedroom and generously proportioned bathroom complete the accommodation.

Ideally placed for commuters, the property benefits from direct roads leading to Sheffield, Barnsley and Manchester, along with good public bus routes. It's also within easy reach of the Fox Valley retail park and the local high street, both offering a great range of amenities. Externally, residents can enjoy two communal garden areas, washing lines and a large residents car park, all set against a beautiful woodland backdrop.

This one really does have it all — book your viewing today to avoid disappointment!

ENTRANCE HALL

3'5 x 8'1 (1.04m x 2.46m)

Through a uPVC door leads a handy entrance hall, offering a great cloak room space. It comprises laminate flooring and a telephone point, with a further door leading into the living room.

LIVING ROOM

16'0 x 9'6 (in the main) (4.88m x 2.90m (in the main))

A light and airy living space, drenched in natural light through a large uPVC window that beautifully frames the Yorkshire moors beyond. The spacious room hosts a contemporary wooden fireplace with pebble effect electric fire, providing a great focal point and cosy feel during the wintry months, along with laminate flooring, ambient wall lights and an aerial point. The room opens out into the kitchen area.

KITCHEN AREA

6'7 x 5'2 (2.01m x 1.57m)

Perfectly converted to an open plan living space, the kitchen offers a much larger area than some of the other apartments in the development, hosting an array of white gloss wall and base units, complemented by contrasting black work surfaces and a matching breakfast bar. There's an inset stainless steel one and a half bowl sink and drainer with matching mixer tap, an electric hob with stainless steel extractor above, integrated electric oven and integrated fridge, along with under counter space and plumbing for a washing machine. Tiled flooring and a uPVC window complete the area.

BATHROOM

5'9 x 5'2 (1.75m x 1.57m)

A generously sized bathroom, fully tiled in fresh white, hosting a bath with electric shower over, white pedestal sink and low flush WC. The room also benefits from a wall mounted heater and extractor fan.

BEDROOM

11'3 x 10'0 (3.43m x 3.05m)

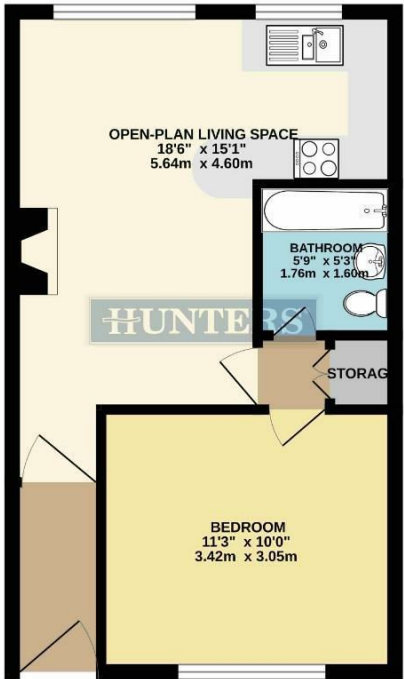
A good sized double bedroom, hosting laminate flooring, telephone point and uPVC window.

EXTERIOR

Externally, residents can enjoy two communal garden areas along with washing lines and a large residents car park, all set against a beautiful woodland backdrop.

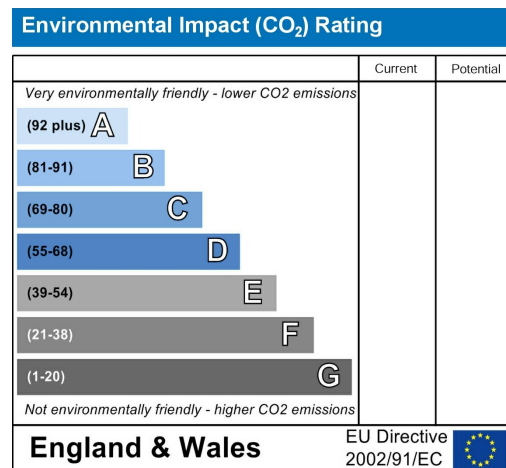
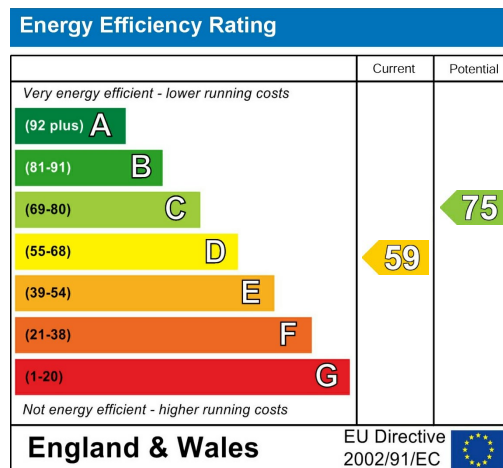
Floorplan

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.





Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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