

Saxton Mee



Carr Road Deepcar Sheffield S36 2PR
Offers In The Region Of £220,000



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**** NO CHAIN **** Benefiting from off-road parking and a detached garage is this well appointed, stone built, two bedroom semi detached cottage which enjoys lovely views, a good sized garden and summerhouse with power, and has recently benefited from a complete roof overhaul which included repointing of ridge tiles and chimney flashings as well as the replacement of any damaged tiles. There is an outside utility with WC, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front uPVC door into the lounge with an electric fire set in an attractive surround, which is the focal point of the room. A door then opens into the kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the pot sink. Integrated appliances include an electric oven, four ring hob with extractor above, microwave and dishwasher. There is a pantry under the stairs and access to a rear entrance porch, perfect for shoes and coats. There is an outside utility with housing and plumbing for a washing machine, tumble dryer, a WC and wash basin.

From the kitchen, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The principal bedroom has space for furniture and is to the front aspect. Double bedroom two is to the rear aspect. The bathroom has a three piece suite bathroom including bath with overhead shower, WC and wash basin. A cupboard houses the gas boiler.

- TWO BEDROOM STONE BUILT COTTAGE
- LOUNGE WITH FEATURE FIREPLACE
- A COMPLETE ROOF OVERHAUL
- THREE PIECE SUITE BATHROOM
- OFF-ROAD PARKING
- DETACHED GARAGE
- OUTSIDE UTILITY WITH WC
- GOOD SIZED GARDEN WITH FRUIT TREES
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS
- NO CHAIN





OUTSIDE
 There is a detached garage which benefits from power and lighting. A gate opens to the superb garden with patio areas and an abundance of plants, shrubs and fruit trees. Summerhouse with power, greenhouse and potting shed. A gate opens to the rear with access to the outside utility.

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.

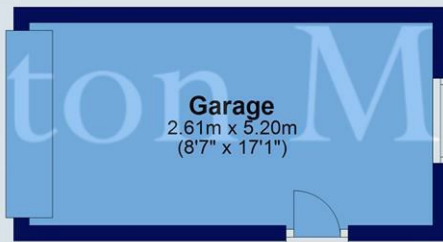
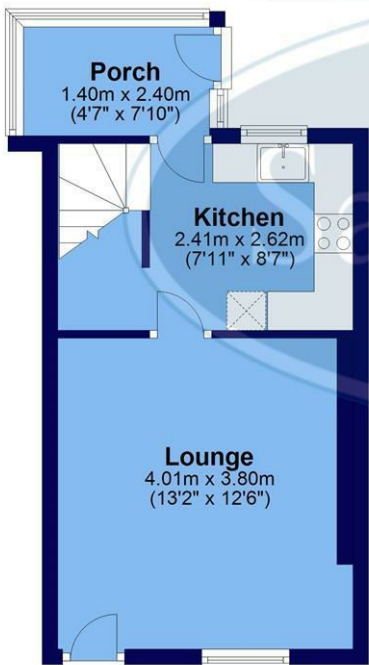
MATERIAL INFORMATION
 The property is Freehold and currently Council Tax Band B.

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.

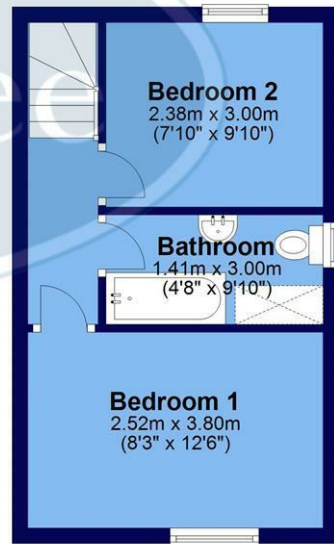
Ground Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



Total area: approx. 69.4 sq. metres (747.4 sq. feet)

Crookes
Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		92	64
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-101)	A		
(61-80)	B		
(41-60)	C		
(21-40)	D		
(1-20)	E		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		