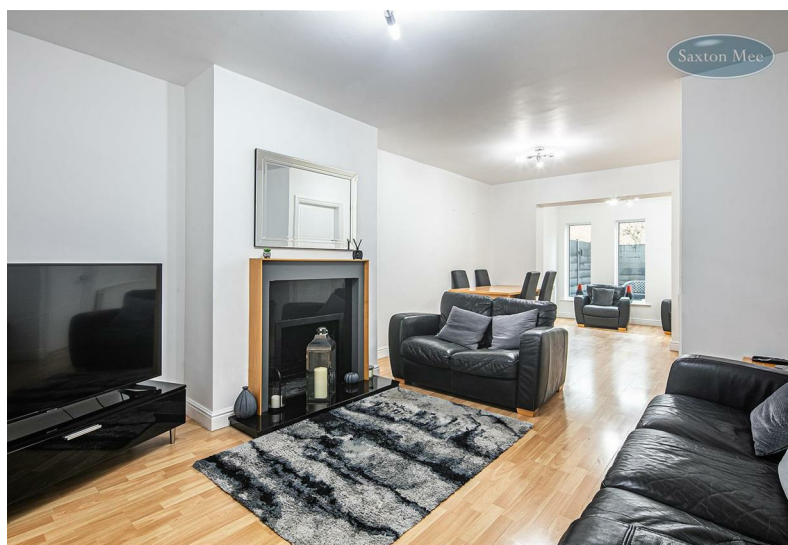




St. Matthias Road Deepcar Sheffield S36 2SG  
Offers Around £295,000

# St. Matthias Road

Sheffield S36 2SG

Offers Around £295,000

**\*\* FREEHOLD \*\*** Situated in this popular residential area is this well presented, three bedroom linked-detached property which enjoys a low maintenance garden and benefits from a good sized driveway providing off-road parking for up to three cars, a rear extension, uPVC double glazing and gas central heating.

Decorated in neutral tones, the living accommodation briefly comprises: enter through a front composite door into the entrance hall with an under stair storage cupboard. Access into the open plan lounge and dining room with an open fireplace, which is the focal point of the room. A large opening flows into the extended garden room with two windows and uPVC French doors opening onto the rear garden. From the lounge, access into the separate kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above, along with housing and plumbing for a dishwasher and fridge and the gas combination boiler. A door then opens into a good sized utility room with housing and plumbing for a washing machine, tumble dryer, American style fridge freezer and a rear uPVC entrance door. A door then opens into a store/gym/office with a front composite entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms. The principal bedroom has fitted wardrobes. Double bedroom two is to the rear aspect. Bedroom three is to the front aspect and has access into a loft space. The bathroom has underfloor heating and a modern three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

- THREE BEDROOM LINK-DETACHED PROPERTY
- OPEN PLAN LOUNGE/DINING ROOM
- EXTENDED GARDEN ROOM
- SEPARATE KITCHEN & UTILITY ROOM
- MODERN BATHROOM
- GOOD SIZED DRIVEWAY
- LOW MAINTENANCE REAR GARDEN
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





#### OUTSIDE

To the front of the property is a driveway providing off-road parking for up to three cars. The fully enclosed rear garden has a composite fencing, decking and a patio area.

#### 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 C.

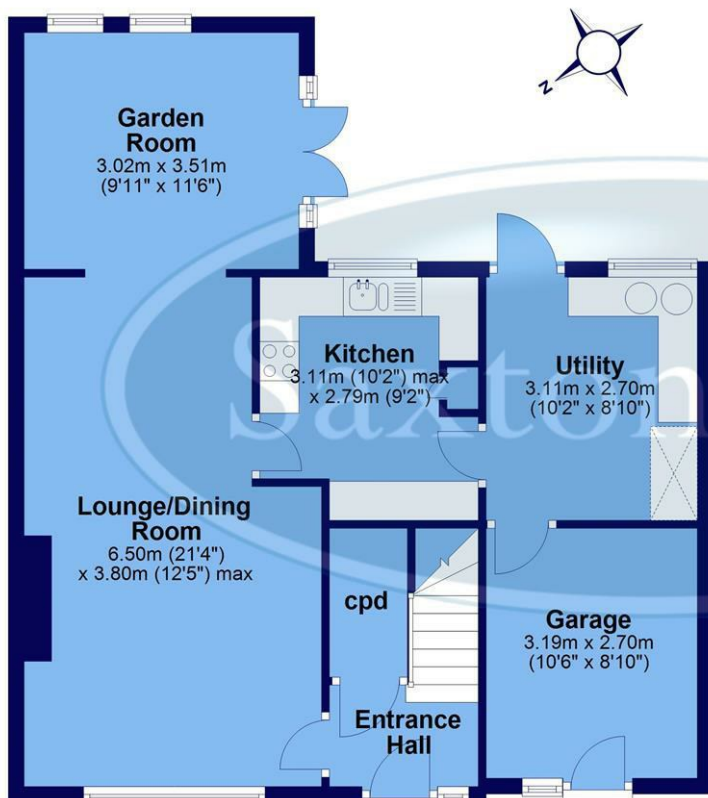
#### VALUER

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. 66.5 sq. metres (716.0 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 104.2 sq. metres (1121.6 sq. feet)

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

**Crookes**  
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**Stocksbridge**

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