

Saxton Mee



Haywood Lane Deepcar Sheffield S36 2QF
Guide Price £175,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £175,000-£185,000 ** FREEHOLD ** Enjoying attractive rear views is this extremely well presented, larger than average, stone fronted two/three bedroom end terraced cottage which benefits from an easily maintained rear garden, uPVC double glazing and gas central heating. The property has been cosmetically upgraded to a high standard and is a credit to the current owner.

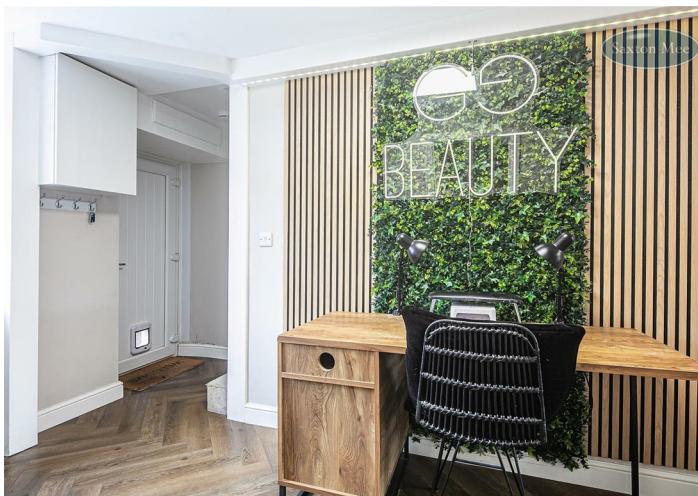
Set over three levels, the tastefully decorated living accommodation briefly comprises: enter through a front composite entrance door into the lounge which has attractive flooring and a media wall with fitted shelving, cupboards and LED lighting. A large opening leads into the well proportioned kitchen/diner which has a range of wall and base units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, along with housing for a fridge freezer and dishwasher. There is ample space for a table and chairs.

A staircase then descends to the lower ground floor where you will find a multi-purpose room which could be utilised as bedroom three or an office and this has a rear door opening to the garden. There is a useful utility room with housing and plumbing for a washing machine and tumble dryer and a downstairs WC off.

From the kitchen, a staircase rises to the first floor landing with access into the useful loft space via pull-down ladders, a storage cupboard, two bedrooms, and the shower room. The principal is a good sized double with space for furniture. Bedroom two is to the rear aspect. The stylish shower room has a walk-in shower, WC and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- TWO/THREE BEDROOMS
- LOUNGE WITH MEDIA WALL
- WELL PROPORTIONED KITCHEN/DINER
- SHOWER ROOM
- EASILY MAINTAINED GARDENS
- FOX VALLEY SHOPPING CENTRE
- LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front is a south facing recently landscaped Indian stone patio. To the rear is a fully enclosed and easily maintained garden with potential to create off-road parking.

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 A.

VALUER

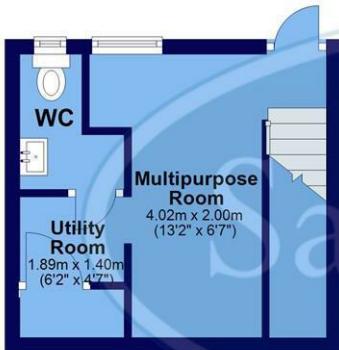
Greg Ashmore MNAEA

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.



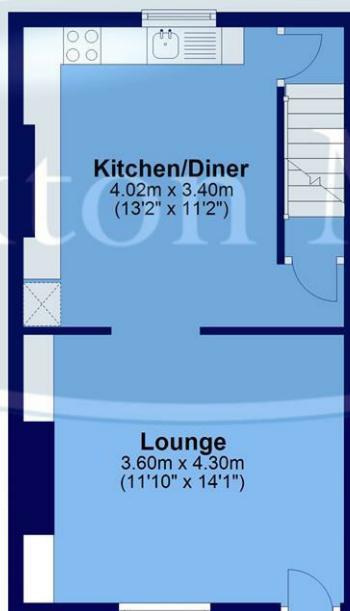
Lower Ground Floor

Approx. 16.1 sq. metres (173.0 sq. feet)



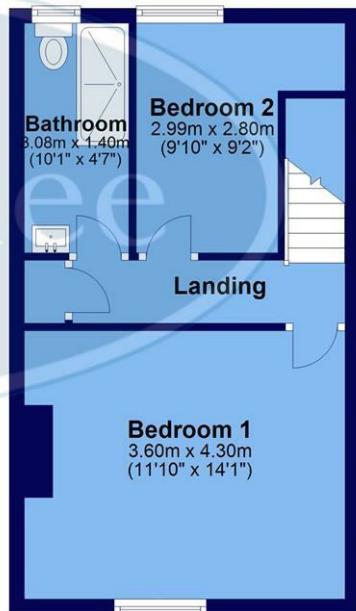
Ground Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



Total area: approx. 82.5 sq. metres (888.2 sq. feet)

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

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Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	58
England & Wales	79

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	53
England & Wales	77