



Manchester Road Deepcar Sheffield S36 2RE
Guide Price £140,000

Manchester Road

Sheffield S36 2RE

Guide Price £140,000

GUIDE PRICE £140,000-£150,000 ** NO CHAIN ** FREEHOLD ** Situated within this popular residential location is this well-presented four-bedroom mid-terraced property, arranged over four levels including a useful cellar. The property offers spacious and versatile accommodation throughout and benefits from gas central heating, making it an ideal family home.

The ground floor is accessed via a front composite entrance door and opens into a welcoming lounge, featuring a characterful cast-iron multi-fuel stove and wood-effect laminate flooring. The flooring continues through the inner lobby into the kitchen/diner, which is fitted with a range of units, complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, four-ring hob with extractor over, while there is also housing and plumbing for a washing machine and space for a fridge freezer. The gas central heating boiler is also housed within the kitchen. A rear composite door provides access to the outside.

A cellar head with steps leads down to the cellar, providing valuable additional storage space.

The first-floor landing benefits from two useful storage cupboards positioned over the stairs and provides access to two bedrooms and the family bathroom. Bedroom one is a double room situated to the front of the property, while bedroom two overlooks the rear and benefits from useful storage beneath the attic stairs. This room is currently utilised as a home office, offering excellent versatility depending on the purchaser's requirements.

The family bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash hand basin.

The second floor provides two further attic bedrooms, both benefiting from Velux windows and useful eaves storage.

- FOUR-BEDROOM MID-TERRACED PROPERTY
- ACCOMMODATION ARRANGED OVER FOUR LEVELS
- WELL-PRESENTED THROUGHOUT
- LOUNGE WITH CAST-IRON MULTI-FUEL STOVE
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- TWO ATTIC BEDROOMS WITH VELUX WINDOWS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE
A shared access gate provides entry to the rear garden, which features a combination of lawn and patio areas and enjoys the added benefit of backing directly onto the river. The property is also ideally positioned for access to scenic riverside walks, with routes extending as far as Fox Valley, providing excellent opportunities for walking and enjoying the surrounding countryside.

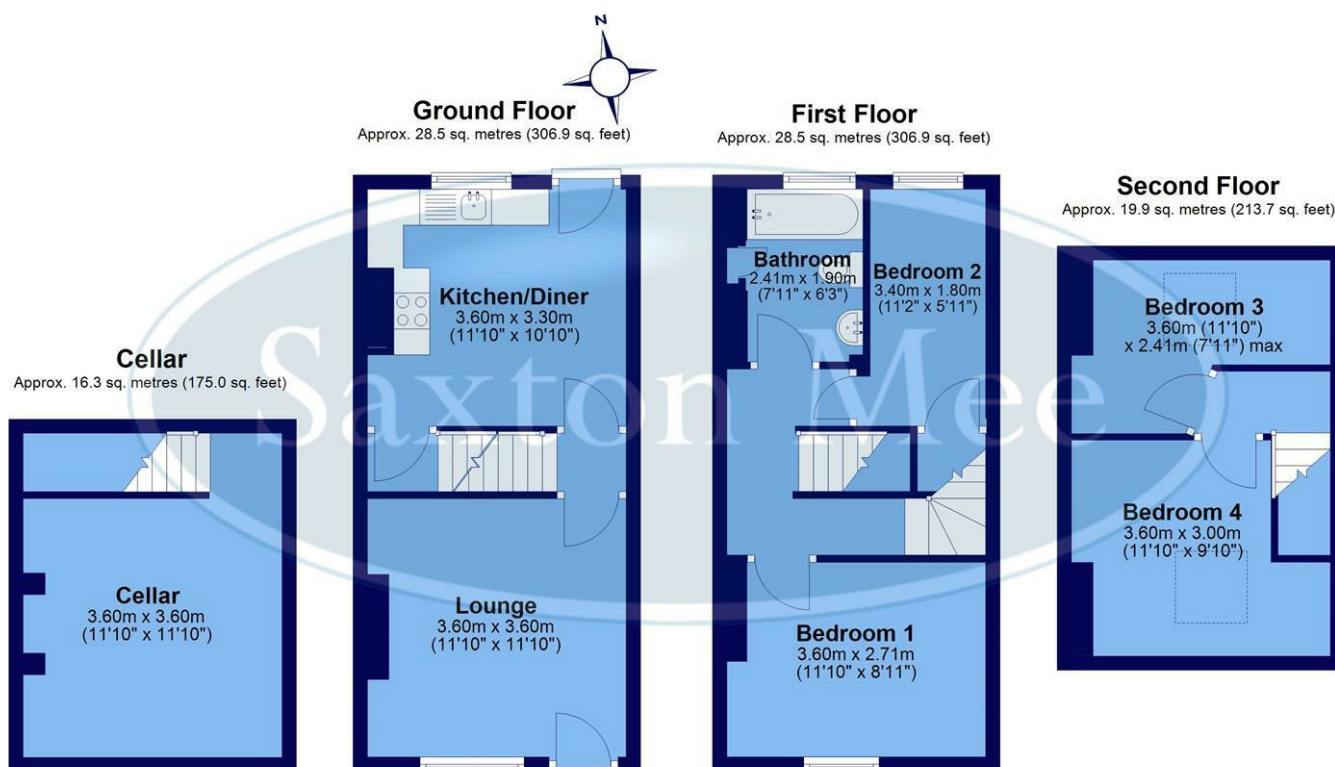
LOCATION
Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley 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.



Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

