



Heath Road Deepcar Sheffield S36 2QG
Offers In The Region Of £140,000

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**** FREEHOLD ** NO CHAIN **** Situated on this popular residential road enjoying an attractive rear outlook is this three bedroom semi detached property which has a fully enclosed rear garden and benefits from a driveway providing an off-road parking space, uPVC double glazing, a new Vaillant gas combination boiler and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter through a uPVC door into the extended porch with an opening through to the entrance hall with an under stair storage cupboard and a downstairs WC which houses the boiler. From the hall, access into the lounge and the kitchen/diner. The well proportioned lounge has an electric fire in an attractive surround. A sliding uPVC door opens into the extended garden room with a further uPVC door opening onto the rear garden. The separate kitchen has a range of units with worktops which incorporate the sink and drainer. Integrated electric oven and a four ring hob. A door then opens into a side entrance lobby with front uPVC door and a rear door. There is an opening to a utility room with space for a fridge, freezer, washing machine and tumble dryer as well as shelving and fitted cupboards.

From the entrance hall, a staircase rises to the first floor landing with access into a boarded loft space via pull-down ladders, the three bedrooms and the shower room. The principal bedroom is to the rear aspect and has fitted wardrobes. Double bedroom two overlooks the rear and again has fitted wardrobes. Bedroom three is to the front aspect. The shower room has a wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE
- GARDEN ROOM
- SEPARATE KITCHEN
- UTILITY
- DOWNSTAIRS WC
- SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING AN OFF-ROAD PARKING SPACE
- EASY ACCESS TO SHEFFIELD & MOTORWAY CONNECTIONS





OUTSIDE

A gate and path leads to the front entrance door. There is a front block paved area with planted borders and a driveway providing an off-road parking space. The fully enclosed rear garden has a lawn, patio, garden shed and an outbuilding/workshop with power and lighting.

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.

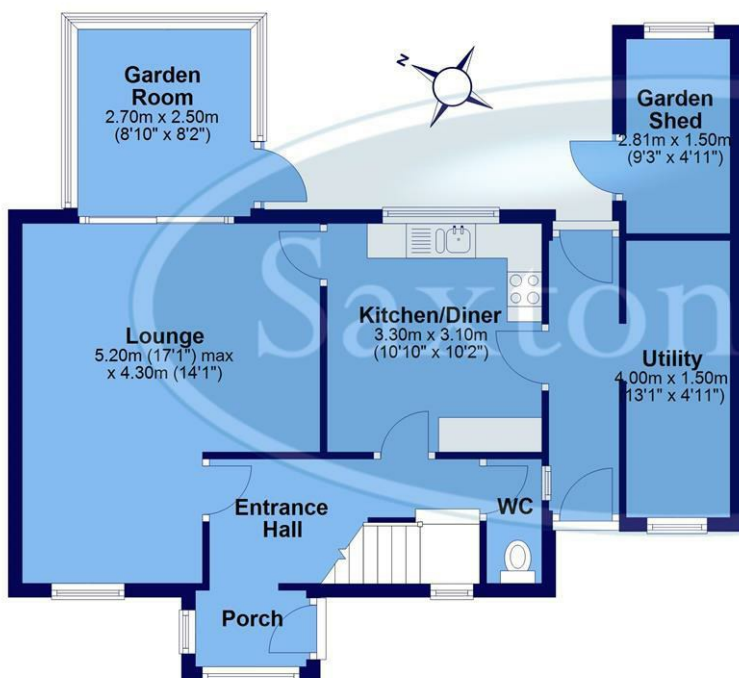
VALUER

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.

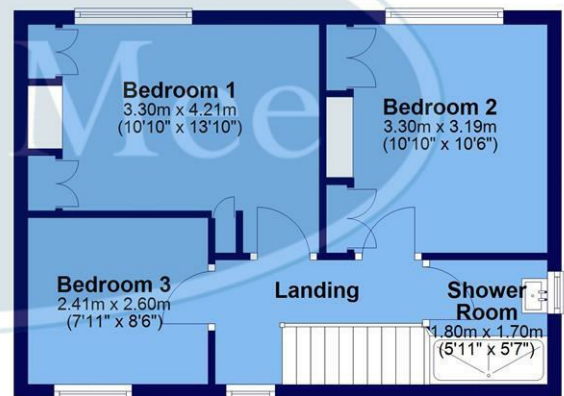
Ground Floor

Approx. 63.0 sq. metres (678.2 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 102.0 sq. metres (1097.7 sq. feet)

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

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