

Saxton Mee



Ash Lane Deepcar Sheffield S36 2PD
Price Guide £115,000

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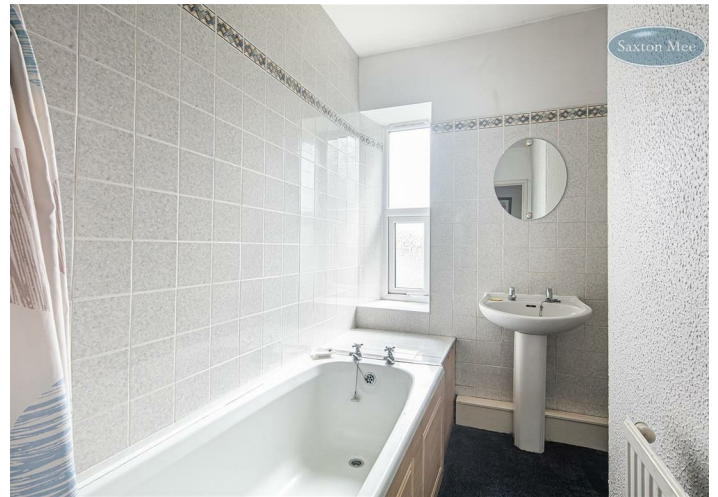
GUIDE PRICE £115,000-£125,000 ** FREEHOLD ** Offered for sale with no chain is this two bedroom stone built cottage style terrace which enjoys a lovely rear garden and benefits from uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises enter via a front porch into the open plan lounge and kitchen/diner. The lounge has a front window and a gas fire. The kitchen has a range of units with a work top which incorporates the sink and drainer. There is an integrated electric oven, a four ring hob along with housing and plumbing for a washing machine and the gas boiler. There is an under stair storage cupboard, a rear uPVC entrance door and access to a staircase which rises to the first floor.

The first floor consists of two bedrooms and a bathroom. The main double bedroom is to the front aspect. Bedroom two is to the rear. The bathroom has a three piece suite including bath with shower attachment, WC and wash basin.

- NO CHAIN
- TWO BEDROOM COTTAGE STYLE TERRACE
- OPEN PLAN LOUNGE & KITCHEN/DINER
- IN NEED OF SOME MODERNISATION
- REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Shared access leads to the rear garden which features a patio, and a lawned garden with a planted border.

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.

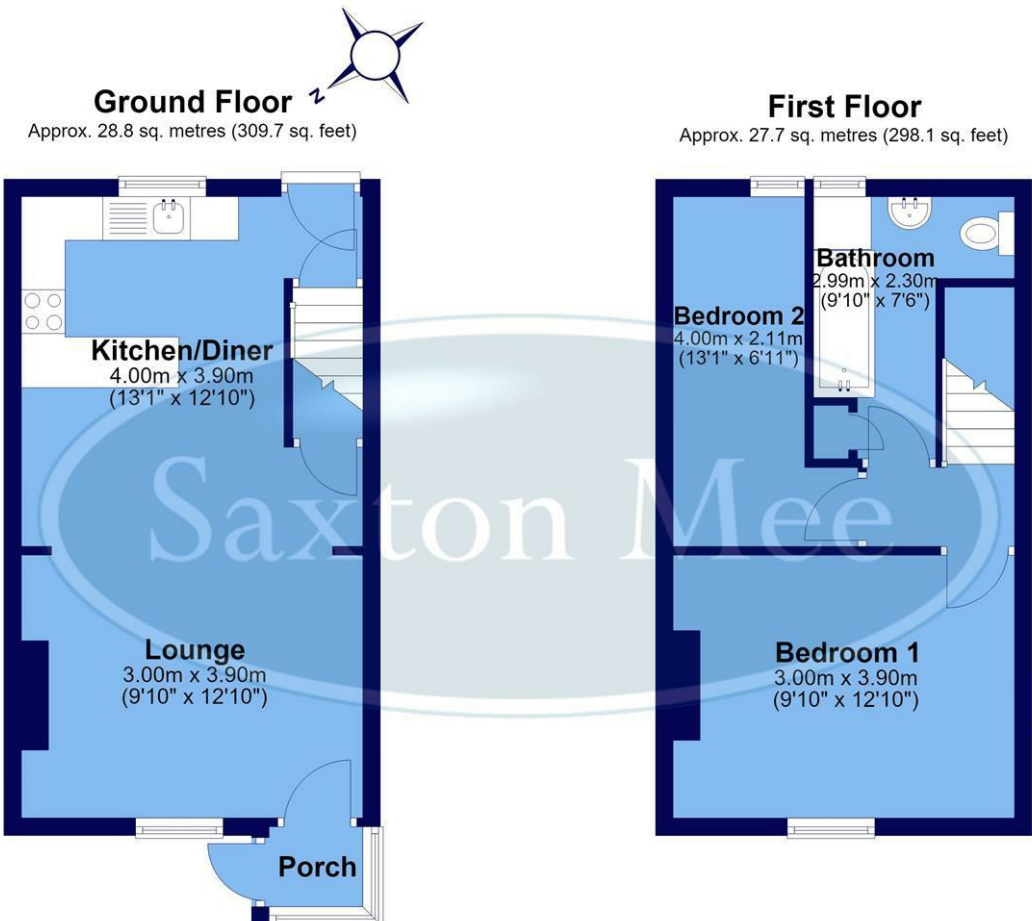
MATERIAL INFORMATION

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. 28.8 sq. metres (309.7 sq. feet)

First Floor
Approx. 27.7 sq. metres (298.1 sq. feet)

Total area: approx. 56.5 sq. metres (607.8 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) 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		71	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		75	82
	EU Directive 2002/91/EC		