

Saxton Mee

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St. Helen Road Deepcar Sheffield S36 2TQ
Guide Price £265,000



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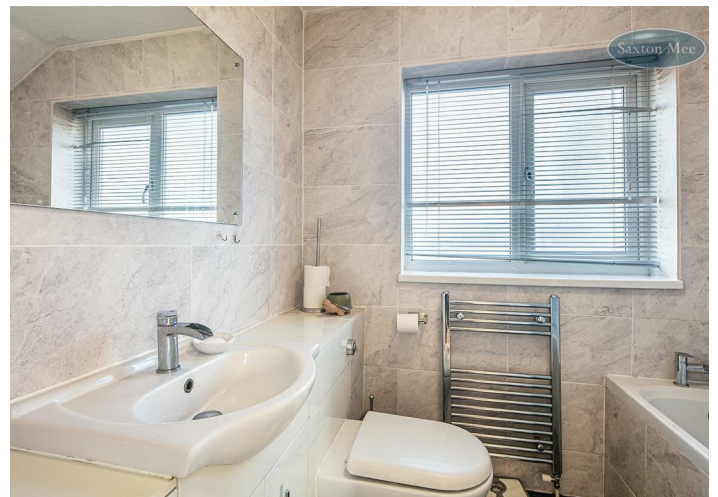
GUIDE PRICE £265,000-£280,000 ** FREEHOLD ** Situated on this attractive corner plot and benefiting for a double driveway and a rear and side extension is this three bedroom detached property which enjoys gardens to the front, side and rear also benefits from uPVC double glazing and gas central heating.

Tastefully decorated in neutral tones, the well presented living accommodation briefly comprises: enter through a front uPVC door into the extended porch with access into the entrance hall. A door then opens into the lounge with a large front window allowing natural light and an under stair storage cupboard. Double doors then open into the study which in turn flows into the extended dining room with a side uPVC entrance door. A door then opens into the extended kitchen/breakfast room 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, washing machine and a fridge freezer. Access into a downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft space, three bedrooms and the bathroom. The principal bedroom enjoys the attractive views and has a fitted cupboard which houses the modern combination gas boiler. Double bedroom two is to the front aspect. Bedroom three is to the front and has a storage cupboard. The bathroom has a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin in a combination unit.

- WELL PRESENTED & EXTENDED THREE BEDROOM DETACHED PROPERTY
- SITUATED ON AN ATTRACTIVE CORNER PLOT WITH GARDENS TO 3 SIDES
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- LOUNGE
- STUDY AREA & DINING ROOM
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Double-width driveway and front garden area which continues down the side. Rear garden with an artificial lawn and a garden shed/summer house.

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.

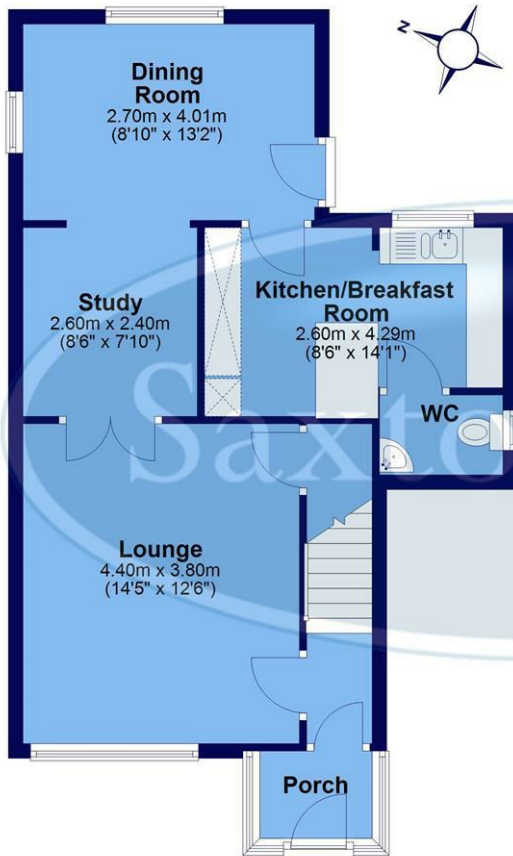
VALUER

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.

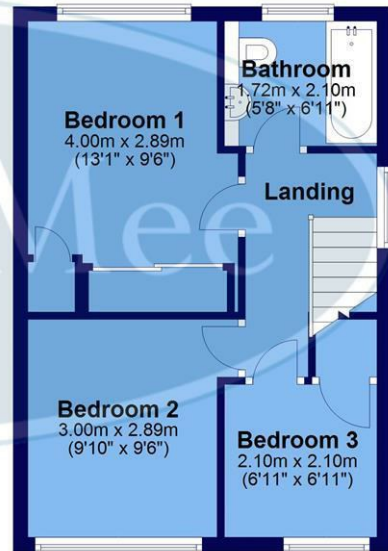
Ground Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 87.5 sq. metres (941.5 sq. feet)

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

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		68	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
		70	73
England & Wales		EU Directive 2002/91/EC	