

Carr Road Deepcar Sheffield S36 2UA  
Guide Price £50,000



# Carr Road

Sheffield S36 2UA

**Guide Price £50,000**

GUIDE PRICE £50,000-£55,000 \*\* TWO BEDROOM FIRST FLOOR APARTMENT \*\*  
NO CHAIN \*\* Located on the first floor is this two bedroom apartment with communal off-road parking, electric heating and uPVC double glazing.

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange along with motorway links, good local schools and the Leisure Centre. There are fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi as well as Fox Valley Shopping Centre. There is easy access to beautiful country walks in the Peak District and surrounding areas.

In brief, the living accommodation comprises: enter through a private uPVC door into the lounge/dining room with a positive air system. An opening through to the kitchen which has a range of units with a worktop which incorporates the sink and drainer. There is space and plumbing for a washing machine as well as space for a fridge freezer and oven. From the kitchen, access to bedroom one which has fitted wardrobes. From the lounge, access to bedroom two and the bathroom. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- TWO BEDROOM FIRST FLOOR APARTMENT
- LOUNGE/DINING ROOM
- KITCHEN
- THREE PIECE SUITE BATHROOM
- NO CHAIN
- WELL-KEPT COMMUNAL GARDENS
- FOX VALLEY SHOPPING CENTRE
- COMMUNAL OFF-ROAD PARKING
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY CONNECTIONS







#### OUTSIDE

Well-kept communal areas. Communal 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

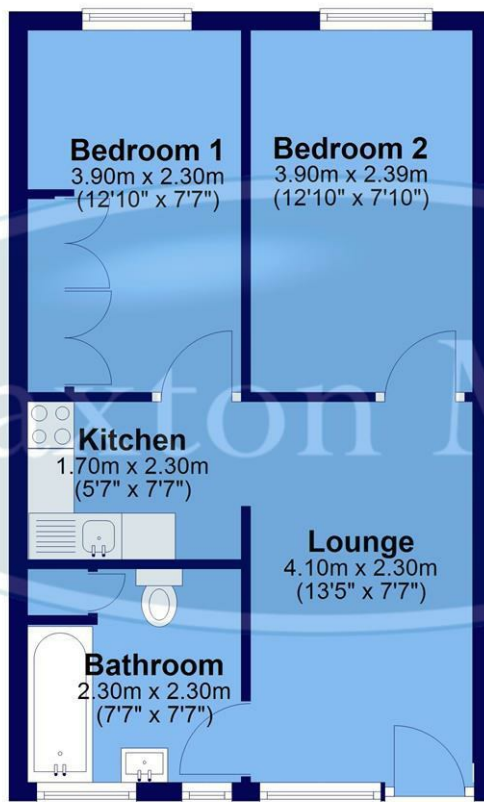
The property is Leasehold with a term of 999 years running from the 17th March 1981.  
The property is currently Council Tax Band A.

#### 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.

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 38.4 sq. metres (413.7 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](http://www.saxtonmee.co.uk)

