

Saxton Mee



Cambridge Road Deepcar Sheffield S36 2TJ
Price £250,000

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**** SOUTH FACING REAR GARDEN **** Situated in this popular residential area is this recently modernised and effectively extended three bedroom semi detached property which enjoys a south facing rear garden and benefits from a Resin driveway providing off-road parking, an EV charging point, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a composite door into the entrance hall with access into the well proportioned lounge which has a bay window, wood effect laminate flooring and an under stair storage cupboard. A door then opens in the kitchen which has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a fridge, two freezers, dishwasher, electric oven, microwave and a five ring gas hob. The kitchen flows into a dining area. There is a side composite entrance door and access into a utility and downstairs WC. The utility has housing and plumbing for a washing machine and houses the gas boiler. From the kitchen, a door opens into a multi-purpose room which is currently used as a dining room and has access into a loft space.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into a boarded loft space providing useful storage, the three bedrooms and the bathroom. The principal double bedroom is to the front aspect and has fitted wardrobes. Double bedroom two is to the rear aspect and again has fitted wardrobes. Bedroom three is to the front aspect. The bathroom has a white three piece suite including bath with overhead shower, glass shower screen, WC and wash basin with vanity unit.

- THREE BEDROOM SEMI DETACHED PROPERTY
- RECENTLY MODERNISED
- WELL PROPORTIONED LOUNGE
- KITCHEN & DINING ROOM
- MULTI-PURPOSE ROOM, UTILITY & DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- SOUTH FACING REAR GARDEN
- DRIVEWAY & EV CHARGING POINT
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front is a Resin driveway which provides off-road parking. EV charging point. A gate opens to the fully enclosed rear garden which has a patio, artificial lawn and a garden shed.

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 399 years running from the 29th September 1972 (345 years remaining).
The property is currently Council Tax Band B.

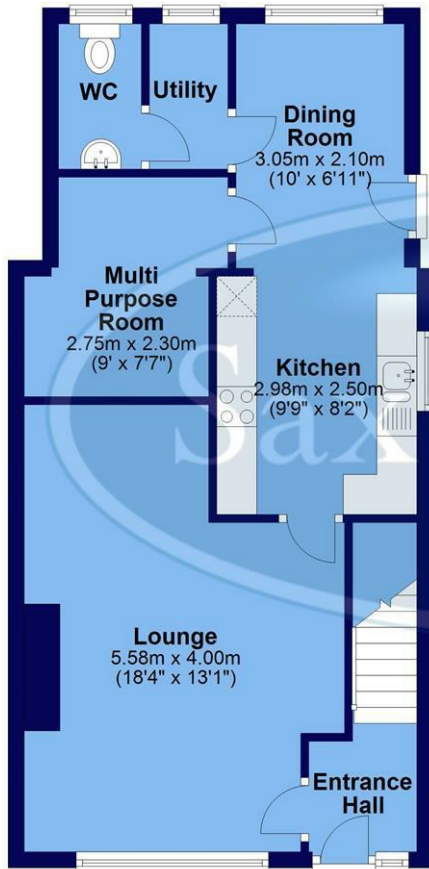
VALUER

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.

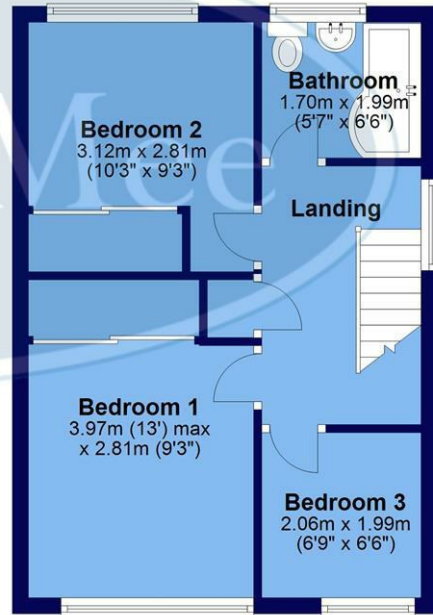
Ground Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.4 sq. feet)



Total area: approx. 84.1 sq. metres (905.1 sq. feet)

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Hillsborough
Stocksbridge

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
1-40 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
1-40 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	