Saxton Mee

Manchester Road Deepcar S36 2RG
Guide Price £100,000

St Luke's
Sheffield's Hospice

Manchester Road

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GUIDE PRICE £100,000-£110,000 ** FREEHOLD ** GARAGE ** A two-bedroom mid-terraced property offering accommodation arranged over four floors, together with off-road parking and a garage to the rear. The property has recently benefited from a new roof and guttering, and further features include uPVC double glazing and gas central heating.

The property is being sold with a tenant in situ, making it an attractive opportunity for buy-to-let investors seeking an established rental investment.

The ground floor features a lounge, benefiting from wood-effect laminate flooring. The kitchen is fitted with a range of wall, base and drawer units, complemented by work surfaces incorporating a sink and drainer. There is provision for an oven and fridge freezer, together with space for a breakfast table.

The lower ground floor provides a cellar with separate utility area, offering plumbing and space for a washing machine. This level also houses the gas central heating boiler and benefits from a rear entrance lobby.

The first floor comprises a generously proportioned principal bedroom together with a family bathroom, fitted with a white suite comprising bath, WC and wash basin. The bathroom features part-tiled walls and vinyl flooring.

The second floor provides a further double bedroom, situated within the attic space and benefiting from a Velux window, creating a bright and versatile room.

- TWO-BEDROOM MID-TERRACED PROPERTY - SOLD WITH TENANT IN SITU
- ACCOMMODATION ARRANGED OVER FOUR FLOORS
- RECENTLY INSTALLED ROOF AND GUTTERING
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- LOUNGE WITH WOOD-EFFECT LAMINATE FLOORING
- FITTED KITCHEN WITH BREAKFAST AREA
- CELLAR AND SEPARATE UTILITY AREA
- PRINCIPAL BEDROOM AND FAMILY BATHROOM
- ATTIC DOUBLE BEDROOM WITH VELUX WINDOW
- OFF-ROAD PARKING & REAR GARAGE

OUTSIDE
Externally, the property benefits from off-road parking and a garage to the rear.

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

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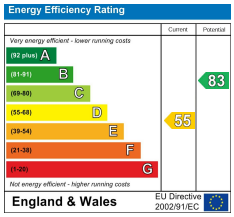
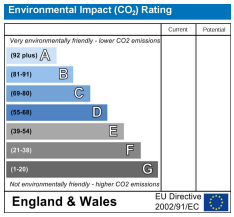
Main area: Approx. 94.2 sq. metres (1014.0 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.7 sq. feet)

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

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk





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