



Grove Road Deepcar Sheffield S36 2QA
Offers Around £150,000

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**** FREEHOLD **** A well-presented two-bedroom semi-detached property, ideally suited to a range of buyers and offering a pleasant rear garden together with the benefit of uPVC double glazing and gas central heating.

The ground floor accommodation comprises a welcoming lounge, finished with attractive flooring, and a well-equipped breakfast kitchen. The kitchen features a range of fitted units with contrasting work surfaces incorporating a sink and drainer, together with a central island and breakfast bar. There is provision for an oven with extractor hood above, plumbing for a dishwasher and washing machine, and space for a fridge freezer. A rear uPVC entrance door provides access to the garden.

The cellar head provides access via steps to two useful cellar compartments, offering additional storage space.

To the first floor are two bedrooms. The main bedroom benefits from a useful storage cupboard positioned over the stairs, housing the gas boiler and providing access to the partly boarded loft space.

The bathroom is fitted with a white three-piece suite comprising a bath with overhead shower, WC and wash basin set within a vanity unit.

- WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED PROPERTY
- SUITABLE FOR A RANGE OF BUYERS
- PLEASANT REAR GARDEN
- WELL-EQUIPPED BREAKFAST KITCHEN WITH FITTED UNITS AND CONTRASTING WORKTOPS
- WELCOMING LOUNGE WITH ATTRACTIVE FLOORING
- MAIN BEDROOM WITH USEFUL STORAGE CUPBOARD AND ACCESS TO PARTLY BOARDED LOFT
- TWO FIRST-FLOOR BEDROOMS
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Access down the side of the property via a gate to the rear garden which is mostly laid to lawn and has a patio.

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.

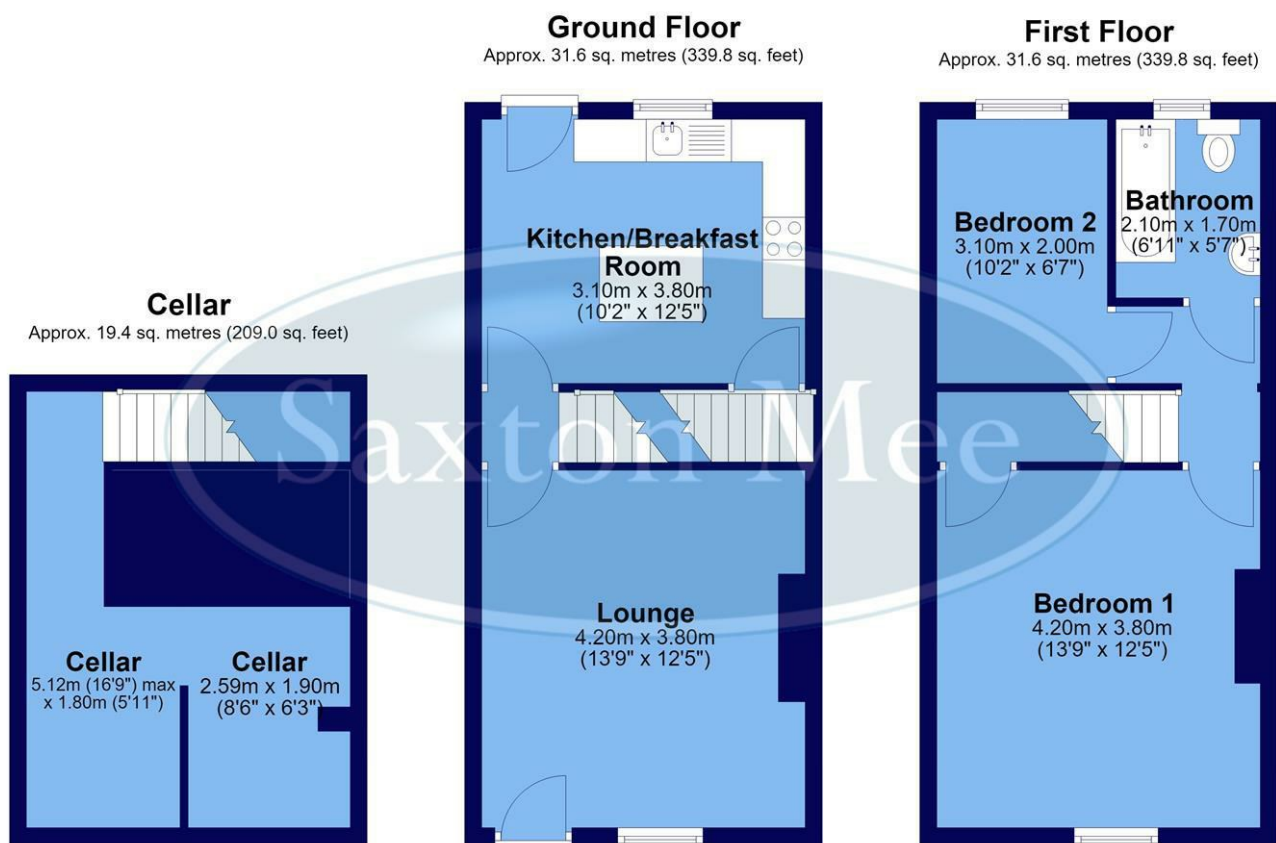
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

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Total area: approx. 82.6 sq. metres (888.6 sq. feet)

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

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