



Coultas Avenue Deepcar Sheffield S36 2PT  
Guide Price £140,000

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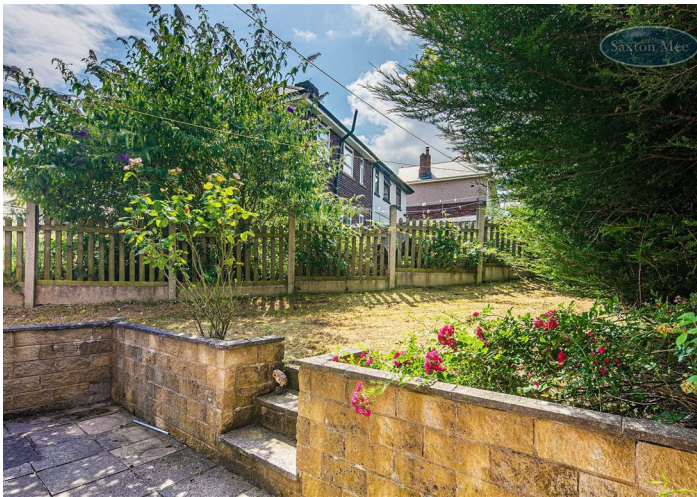
GUIDE PRICE £140,000-£150,000 \*\* FREEHOLD \*\* NO CHAIN \*\* SOUTH-WEST FACING REAR GARDEN \*\* Situated on this quiet cul-de-sac is this two bedroom end terrace property which enjoys gardens to the front, side and rear and benefits from uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises enter via a uPVC door into a porch with access into the entrance hall with good storage space under the stairs, perfect for storing coats and shoes. From the hall, there is access to the lounge, kitchen and a downstairs WC. The lounge has a front window with fitted blinds and a gas fire. The kitchen has a range of units with worktops which incorporate the sink and drainer. There is housing and plumbing for a washing machine, the wall mounted gas boiler and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the two bedrooms and a shower room. The main bedroom double bedroom has fitted wardrobes and fitted blinds to the front window. Double bedroom two is to the rear aspect. The shower room has a walk-in shower and a wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM END TERRACE
- LOUNGE, KITCHEN & DOWNSTAIRS WC
- SHOWER ROOM
- IN NEED OF MODERNISATION
- SCOPE TO CREATE OFF-ROAD PARKING (SUBJECT TO PLANNING)
- GARDENS TO THE FRONT, SIDE & REAR
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





## OUTSIDE

A low brick wall encloses a front lawned garden. A path leads to the front, side and rear. The rear garden is mostly laid to lawn and features a patio.,

## LOCATION

### MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

### VALUER

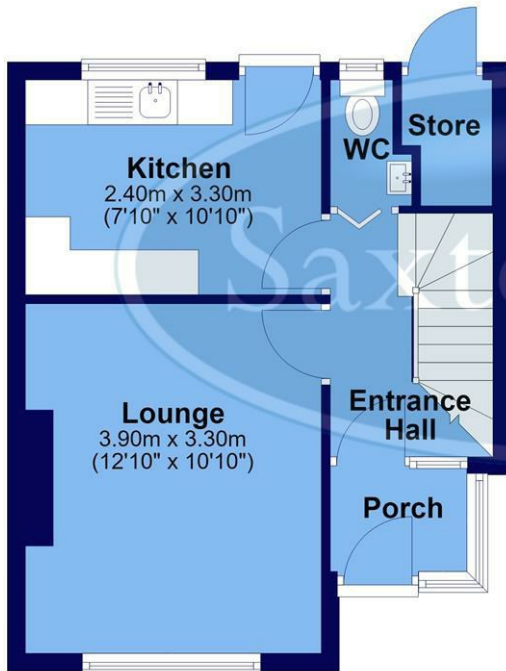
Greg Ashmore MNAEA

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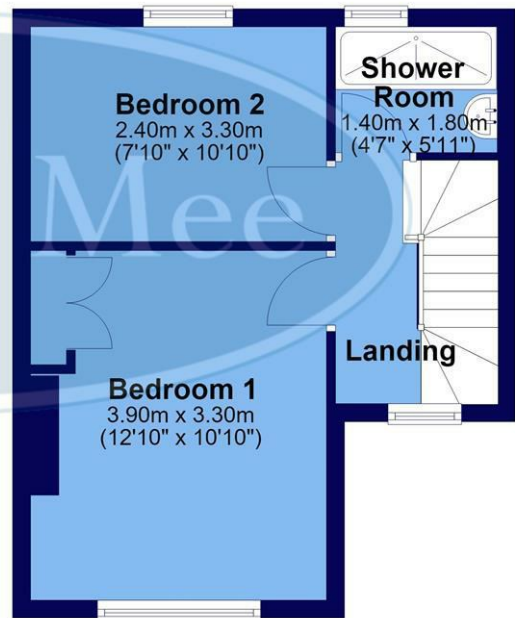
## Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



## First Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 60.3 sq. metres (649.0 sq. feet)

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

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	73	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	66	74