



St. Andrew Road Deepcar Sheffield S36 2SA
Guide Price £220,000

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GUIDE PRICE £220,000-£230,000 ** FREEHOLD ** Offered for sale with no onward chain, this well-presented three-bedroom detached property enjoys a pleasant rear garden and benefits from a driveway providing off-road parking, an integral garage, uPVC double glazing and gas central heating.

The ground floor features an extended entrance porch and welcoming hallway, with useful under-stair storage. The spacious open-plan lounge and dining room provides an excellent area for both relaxation and entertaining. The lounge features a large front-facing window and a gas fire with an attractive surround, while the dining area benefits from sliding doors opening directly onto the rear garden.

The modern contemporary kitchen is fitted with a range of units, complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, four-ring hob and extractor, with additional space for a fridge freezer.

The property also provides internal access to the garage, which benefits from a separate WC, plumbing for a washing machine, an electric front roller door and a rear access door.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from a fitted wardrobe and a cupboard housing the gas boiler, while bedroom two enjoys a pleasant outlook over the rear garden. Bedroom three is positioned to the front of the property.

The shower room features a walk-in shower, and there is also access to a useful loft space.

Overall, this attractive detached home offers well-proportioned accommodation, modern kitchen facilities, useful garage and parking provision, and a pleasant rear garden, making it an appealing choice for a range of buyers.

- THREE GOOD SIZED BEDROOMS
- OPEN PLAN LOUNGE & DINING ROOM WITH ACCESS TO THE REAR GARDEN
- KITCHEN
- GARAGE WITH A WC
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY & GARAGE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

The property benefits from a well-maintained front garden, predominantly laid to lawn with attractive decorative borders. A private driveway provides convenient off-road parking and leads directly to the integral garage. To the rear, the fully enclosed garden is predominantly laid to lawn, complemented by a paved patio area and well-established planted borders to two sides, creating an ideal space for outdoor entertaining and relaxation.

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 C.

VALUER

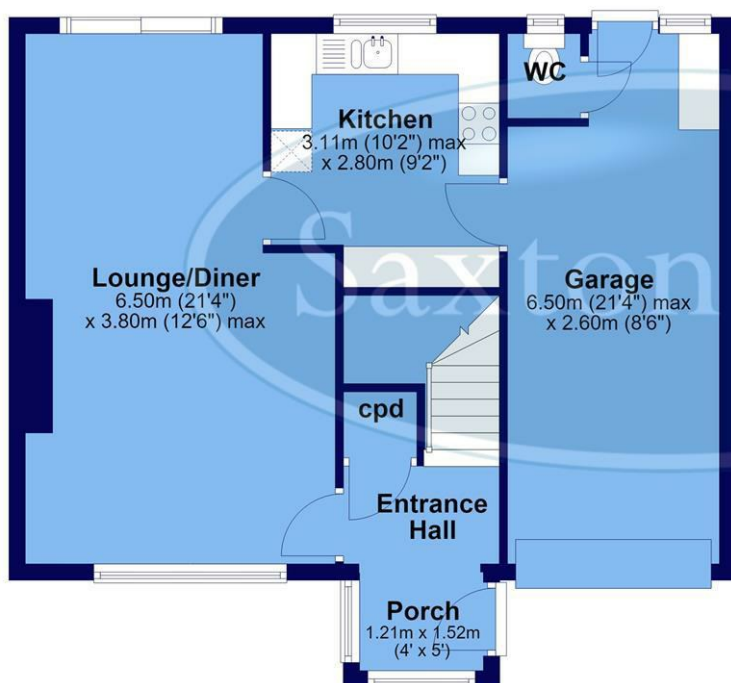
Greg Ashmore MNAEA

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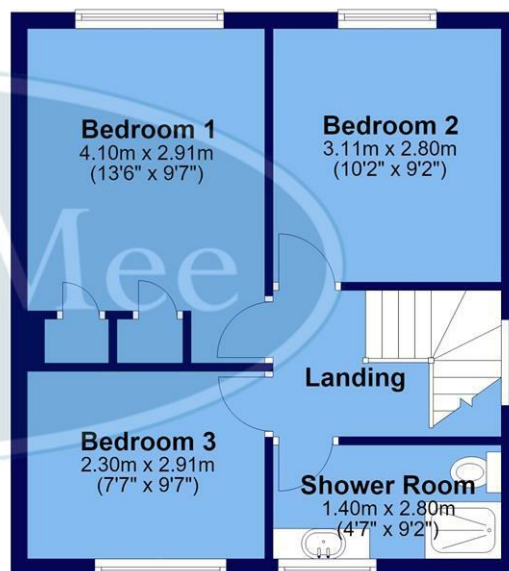
Ground Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 95.1 sq. metres (1024.1 sq. feet)

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

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