UNITED UH HOMES

Samuel Fox Avenue, Deepcar, S36

Asking Price £210,000

- FREEHOLD
- LOVELY WOODLAND VIEWS
- OPENPLAN LIVING
- BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOME
- DOUBLE WIDTH DRIVEWAY
- COUNCIL TAX BAND B £1,858
- QUIET CUL DE SAC POSITION
- TWO DOUBLE BEDROOMS
- CLOSE TO EXCELLENT AMENITIES AND TRANSPORT CONNECTIONS

17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060

sales@utdhomes.co.uk
www.utdhomes.co.uk

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** VIEWING ESSENTIAL - FREEHOLD ** Occupying a desirable position at the end of a quiet cul-de-sac, this modern two-bedroom semi-detached home offers contemporary styling, thoughtfully designed accommodation and excellent outdoor space. The property benefits from a double-width driveway, a fully enclosed rear garden, uPVC double glazing and gas central heating. The entrance hallway provides access to a downstairs WC and a useful under-stairs storage cupboard, while the open-plan lounge and dining area forms the heart of the home. Attractive laminate flooring and three bi-folding doors opening onto the rear garden create a seamless flow between the indoor and outdoor spaces, ideal for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a modern family bathroom. Conveniently located close to Fox Valley, with excellent transport links and motorway access nearby, this attractive home combines modern living with everyday convenience.

2 1 1 B

Council Tax Band: B

ENTRANCE HALLWAY

Entered through a sleek, part obscure-glazed composite front door, the hallway creates an immediate sense of warmth and style, enhanced by natural light from a front-facing uPVC double-glazed window. Contemporary wood-effect laminate flooring flows underfoot, complemented by a central heating radiator and panelled wall detailing. A ceiling light point brightens the space, while the staircase leads to the upper level. Solid internal doors provide access to the ground floor cloakroom and the impressive open-plan kitchen, dining, and living space beyond.

OPEN PLAN KITCHEN, DINING AND LIVING ROOM

Designed with social living in mind, this generous open-plan space lends itself perfectly to entertaining and everyday family life. The kitchen and dining area is fitted with a range of cream wall, base and drawer units, complemented by wood effect work surfaces and under cupboard lighting. A sink with mixer tap sits beneath a front-facing uPVC double-glazed window, enjoying attractive woodland aspects. Integrated appliances include an electric oven, gas hob with extractor hood above, along with space for an upright fridge freezer and plumbing for a washing machine. Recessed ceiling spotlights, a central heating radiator and ample space for a dining table complete this section. Wood-effect laminate flooring runs throughout, with a solid door leading to a useful under-stairs storage cupboard with lighting. The space then opens effortlessly into the lounge area, where bi-fold doors span the rear elevation, connecting the interior to the garden and ideal for warmer days. A stylish panel feature wall adds character, complemented by an overhead light fitting and a central heating radiator to complete this inviting living area.

DOWNSTAIRS WC

A handy downstairs WC featuring a wash basin and toilet, with a tiled splashback for a neat finish. A front-facing uPVC double-glazed obscure window lets in light while keeping privacy. Wood-effect laminate flooring, a ceiling light, and a central heating radiator complete this space.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

Currently used as a home office and dressing room, this spacious main bedroom offers flexibility to suit the buyer's needs. It features a rear-facing uPVC double-glazed window, carpeted flooring, a ceiling light point, and a central heating radiator.

BEDROOM TWO

A generously sized bedroom, currently used as the main bedroom, featuring a front-facing uPVC double-glazed window with lovely elevated woodland views and a built-in storage cupboard with a solid door. Carpeted flooring, a ceiling light point, and a central heating radiator complete the room.

FAMILY BATHROOM

A contemporary family bathroom comprising a WC, wash basin set into a vanity unit, and a bath with wall-mounted shower and screen. The walls are fully and partially tiled, with matching tiled flooring. A side-facing uPVC double-glazed obscure window, vertical heated towel rail, recessed ceiling spotlights, and extractor fan provide a practical and stylish finish.

FIRST FLOOR LANDING AND STAIRS

Landing area with carpeted flooring and solid doors leading to the two bedrooms and family bathroom. A ceiling light point illuminates the space, while a loft hatch with a pull-down ladder offers convenient additional storage.

DRIVEWAY

A double-width driveway offers parking for multiple vehicles, while a wooden side gate provides easy access to the rear garden.

REAR GARDEN

A paved entertaining area extends from the bi-fold doors, leading to a garden mostly laid to lawn. The space is enclosed by fencing and includes a useful storage shed.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
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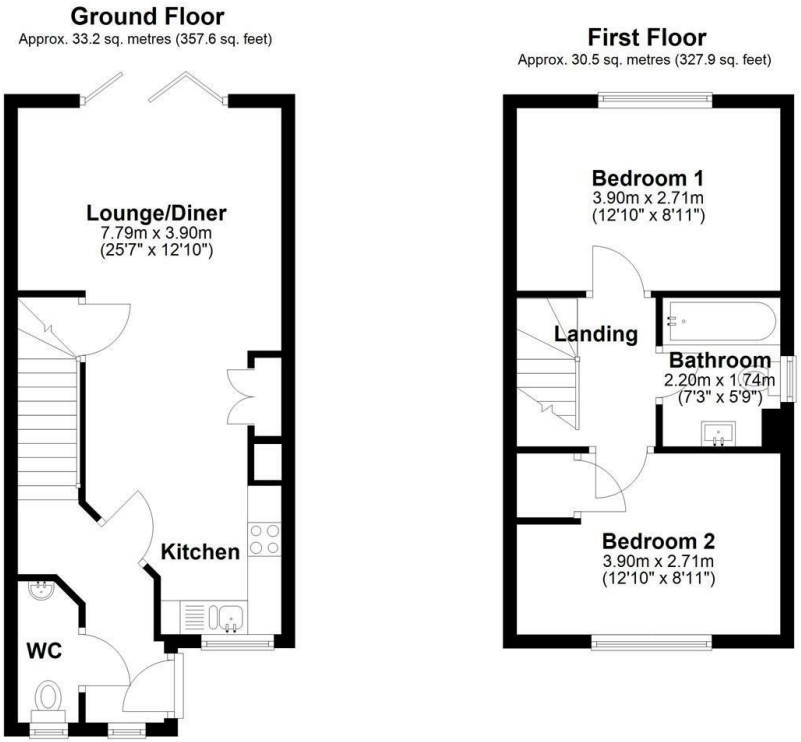


Total area: approx. 63.7 sq. metres (685.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

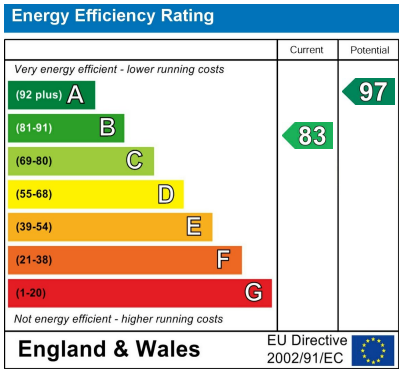
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B



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