

Saxton Mee



Carr Road Deepcar Sheffield S36 2PQ
Offers Around £200,000

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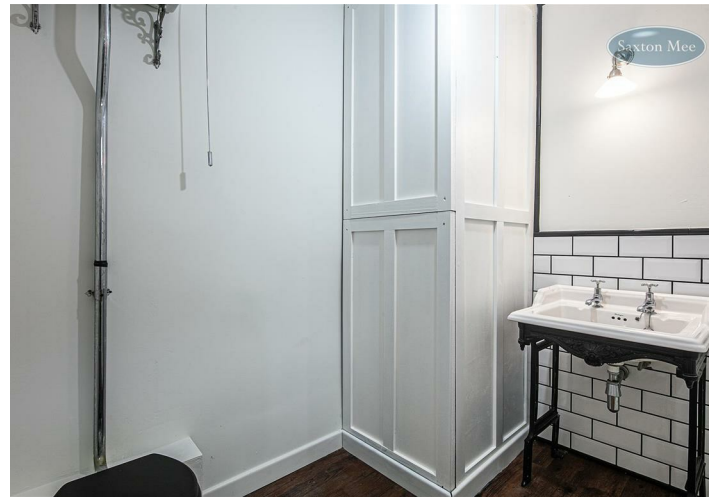
**** FREEHOLD ** NO CHAIN **** Dating back to the 1850's is this beautifully converted former Victorian Primary School which has two double bedrooms, off-road parking for two cars, a delightful garden, uPVC double glazing and gas central heating. This unique property is neutrally decorated throughout and has lovely features including vaulted ceilings and exposed beams. The property occupies a quiet off-road position in this sought after area of Deepcar close to the Fox Valley Shopping Centre.

The accommodation briefly comprises: enter via a newly fitted composite door into the entrance hall with a staircase descending to the ground floor and the open plan lounge and kitchen/diner. The lounge has two large windows allowing natural light and a vaulted ceiling. The kitchen has a range of wall, base and drawer units with a contrasting Granite worktop which incorporates the ceramic pot sink with mixer tap. Integrated appliances include a fridge and freezer along with housing for a Range cooker with extractor above, housing and plumbing for a washing machine and the gas boiler. There is a useful under stair storage cupboard and access into an inner lobby and the shower room which has a walk-in shower, WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing with access into the two double bedrooms both with exposed beams and vaulted ceilings. Bedroom two has a mezzanine overlooking the lounge/kitchen.

- VIEWING IS ESSENTIAL OF THIS UNIQUE PROPERTY
- TWO DOUBLE BEDROOMS
- FORMER VICTORIAN PRIMARY SCHOOL
- OPEN PLAN LOUNGE & KITCHEN/DINER
- SHOWER ROOM
- OFF-ROAD PARKING FOR TWO CARS
- DELIGHTFUL GARDEN
- FREEHOLD / NO CHAIN
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Off-road parking for two cars. Lawned garden, seating area and garden shed.

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 B.

VALUER

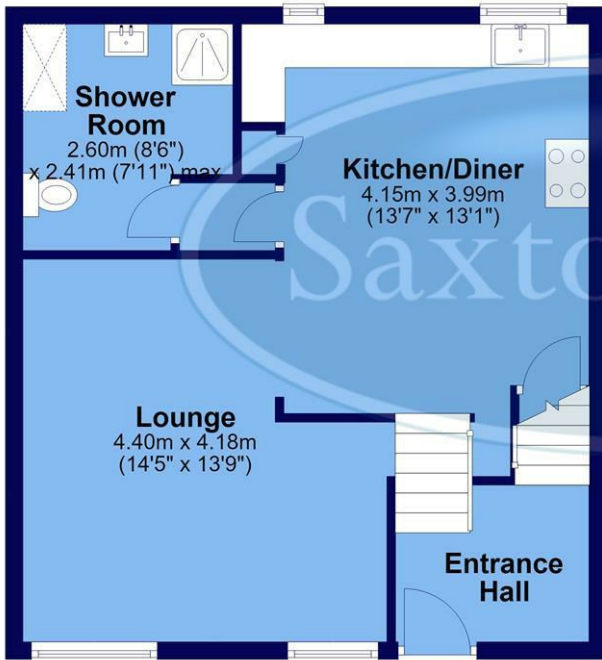
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Ground Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.4 sq. feet)



Total area: approx. 72.7 sq. metres (782.3 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-101) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 79 | 58 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (81-91) A | | | |
| (61-80) B | | | |
| (41-60) C | | | |
| (21-40) D | | | |
| (1-20) E | | | |
| (1-20) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |