



Coultas Avenue Deepcar Sheffield S36 2PT
Offers Around £215,000

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**** FREEHOLD ** SOUTH-WEST REAR FACING GARDEN **** Renovated throughout to a high standard is this two double bedroom end terrace which enjoys gardens to the front and rear and benefits from uPVC double glazing and gas central heating. The refit includes but not limited to, new roof and windows, internal and external doors, new flooring, a central heating system including new boiler and radiators, new kitchen and bathroom and front and rear landscaped gardens.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front composite door into the extended porch with fitted cupboards. A door then opens into the entrance hall with an under stair storage cupboard and access into the lounge and the open plan kitchen/diner. The lounge has a large front window allowing natural light along with coving to ceiling, picture rail and cast iron feature fireplace with a slate hearth. The fabulous open plan kitchen and dining room has a range of wall, base and drawer units. Contrasting worktops incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances includes fridge, freezer and double electric oven along with space for a washing machine. A unit houses the gas boiler. There are dual aspect windows making this a bright and airy room and a rear composite door with fitted blind.

From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, the two bedrooms and the shower room. The good size master enjoys attractive views, a feature cast iron fireplace along with coving and picture rail as well as ample space for furniture. Double bedroom two overlooks the rear. The shower room a large wash basin with vanity beneath, WC, completed with an LED mirror and a chrome towel radiator.

- EARLY VIEWING ADVISED
- RENOVATED THROUGHOUT TO A HIGH STANDARD INCLUDING A NEW KITCHEN & BATHROOM
- SOUTH-WEST FACING LANDSCAPED REAR GARDEN
- FABULOUS OPEN PLAN KITCHEN & DINING ROOM
- TWO DOUBLE BEDROOMS
- NEW ROOF
- CUL-DE-SAC LOCATION
- EASY ACCESS TO SHEFFIELD & MOTORWAYS
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT
- FOX VALLEY SHOPPING CENTRE





OUTSIDE

A low wall encloses a front lawned garden with attractive planted borders. To the rear is a fully enclosed garden which is mostly laid to lawn with a central path, garden shed and new fencing.

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.

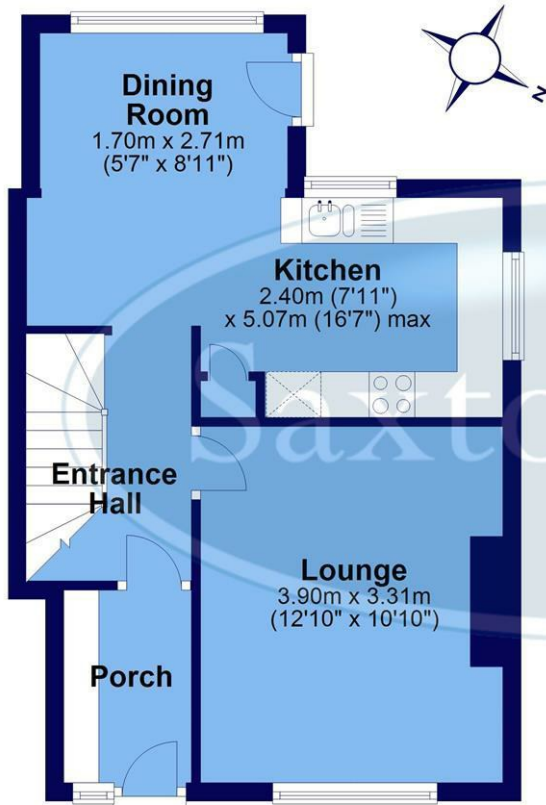
VALUER

Greg Ashmore MNAEA

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.

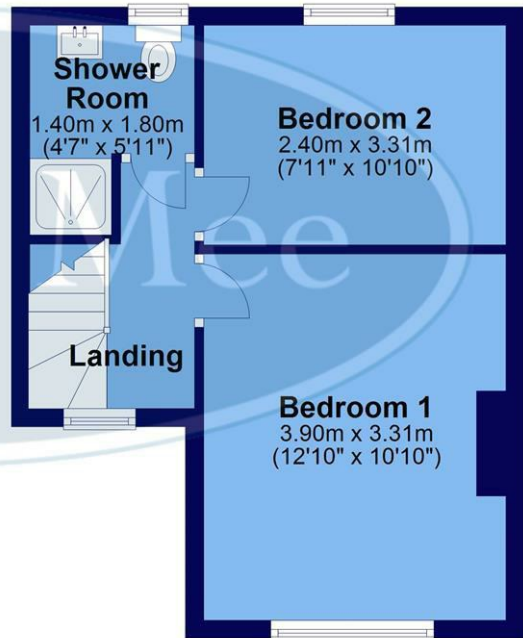
Ground Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Total area: approx. 66.3 sq. metres (714.1 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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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	70	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	71	86