

# Saxton Mee



**Brooke Close Deepcar Sheffield S36 2AH**  
**Guide Price £190,000**

# Brooke Close

Sheffield S36 2AH

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GUIDE PRICE £190,000-£200,000 \*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* ALLOCATED PARKING SPACE \*\* Situated on this extremely popular residential estate is this two double bedroom, stone built townhouse which enjoys a south facing rear garden and benefits from an allocated parking space, a downstairs WC, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front composite door into the entrance hall with a downstairs WC and access into the open plan lounge/diner and kitchen. The lounge/diner has three bi-fold doors opening to the rear garden, providing a perfect extension for indoor outdoor dining. The kitchen has a range of fitted units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine and further space for a fridge freezer. There is a useful under stair storage cupboard.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the two double bedrooms and the bathroom. The principal bedroom is to the rear aspect and has space for furniture. Double bedroom two has a storage cupboard which houses the gas boiler. The modern and contemporary bathroom is partially tiled with a three piece suite including bath with overhead shower, WC and wash basin, completed by a chrome towel radiator.

- TWO DOUBLE BEDROOMS
- STONE BUILT TOWNHOUSE
- OPEN PLAN LIVING
- LOUNGE WITH BI-FOLD DOORS
- MODERN KITCHEN
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





**OUTSIDE**

Allocated parking space. A gate opens to the fully enclosed rear garden with no third party access and is mostly laid to lawn with a patio.

**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.

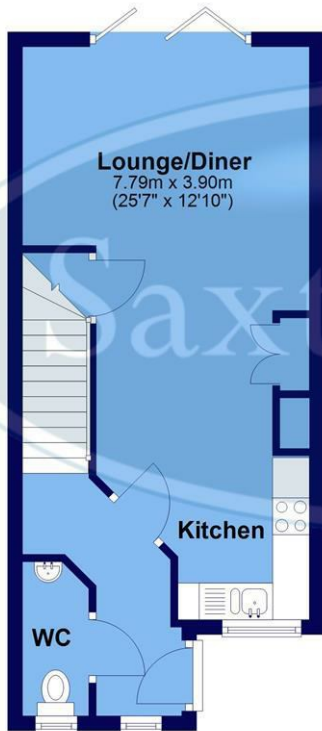
**VALUER**

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. 33.2 sq. metres (357.6 sq. feet)



**First Floor**  
Approx. 30.5 sq. metres (327.9 sq. feet)



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

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		98
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		84	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-50)	C		
(35-45)	D		
(21-38)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	