



Cull Row Deepcar Sheffield S36 2PU
Guide Price £160,000

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GUIDE PRICE £160,000-£165,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Situated in this peaceful location is this lovely one bedroom, stone built character cottage which enjoys a south facing landscaped garden and benefits from a recently installed combi-boiler, gas central heating and uPVC double glazed windows.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front entrance door into the lounge with attractive wood flooring and wooden beams. The focal point of the lounge is the cast iron gas fire inset into the stone chimney breast with stone hearth. An arched door then opens into the kitchen which has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include electric oven, four ring hob with extractor above and dishwasher along with housing and plumbing for a washing machine. There is under stair storage and housing for the fridge freezer.

From the lounge, a staircase rises to the first floor landing with access into the loft space providing useful storage, the principal bedroom which has sliding mirrored wardrobes and the four piece suite bathroom which includes a freestanding bath, shower cubicle, WC and wash basin. There is a useful storage cupboard over the stairs.

- EARLY VIEWING ADVISED
- WELL PRESENTED ONE BEDROOM CHARACTER COTTAGE
- FOUR PIECE SUITE BATHROOM
- SOUTH FACING LANDSCAPED GARDEN
- WELL PROPORTIONED LOUNGE
- MODERN KITCHEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Shared access leads to the front entrance door. To the rear is a south facing landscaped garden which includes a patio, slate chipped path, attractive planted borders with fencing to three sides. Workshop measuring 10ft x 8ft.

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 Council Tax Band A.

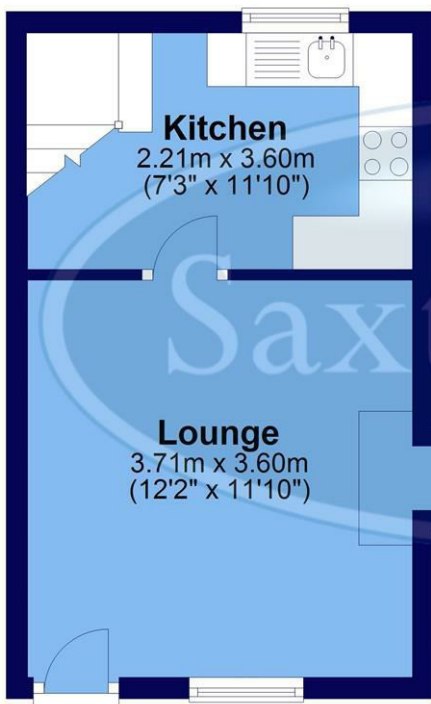
VALUER

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.

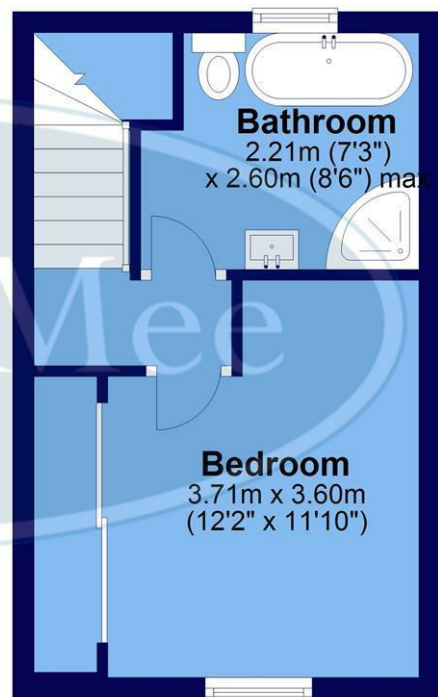
Ground Floor

Approx. 21.7 sq. metres (233.1 sq. feet)



First Floor

Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 43.3 sq. metres (466.2 sq. feet)

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

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