



Armitage Road Deepcar Sheffield S36 2PA
Guide Price £130,000

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GUIDE PRICE £130,000-£140,000 **NO CHAIN ** FREEHOLD ** SOUTH FACING REAR GARDEN **
Sited on this popular residential road is this three bedroom terrace which enjoys gardens to the front and rear and benefits from uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter via a front door into the entrance hall with a storage cupboard and a downstairs WC. There is access to the lounge and the kitchen. The well proportioned lounge has two windows allowing lots of natural light to flow through the room. There is ample space for a dining table and chairs and a fireplace. The kitchen wraps around into a utility area and both have units with worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine, dishwasher, fridge and tumble dryer. There is a pantry which houses the modern gas combination boiler and front and rear uPVC entrance doors.

From the entrance hall, a staircase rises to the first floor landing with floor to ceiling storage cupboards and access into the loft space, the three bedrooms and the shower room. The principal is a good sized double, to the rear aspect and benefits from a range of fitted wardrobes and cupboards. Double bedroom two, is to the rear and has fitted wardrobes. Bedroom three is to the front aspect and has fitted cupboard space. The shower room has a storage cupboard, double shower, WC and wash basin.

- THREE BEDROOM TERRACE
- WELL PROPORTIONED LOUNGE
- KITCHEN WITH UTILITY AREA
- DOWNSTAIRS WC
- SOUTH FACING REAR GARDEN
- SHOWER ROOM
- EXCITING OPPORTUNITY
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

A low wall encloses a front garden. To the rear is a fully enclosed south facing garden with a small patio area, mostly laid to lawn and has a workshop, shed and small greenhouse .

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.

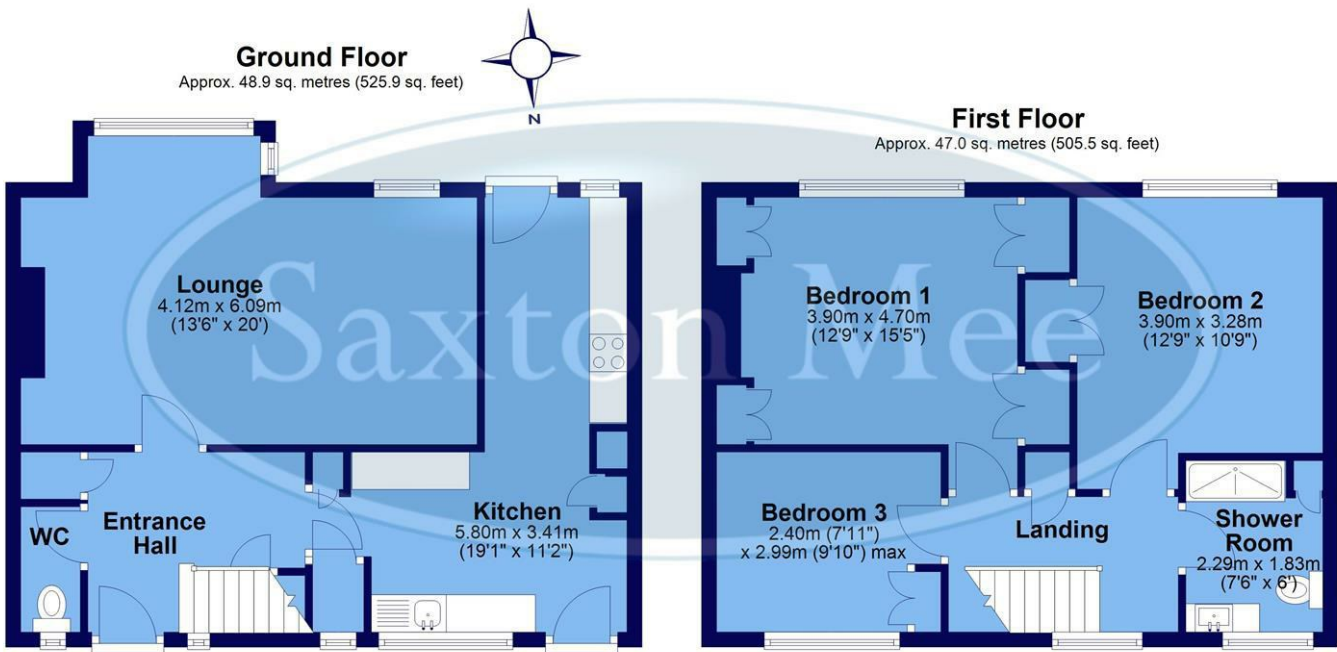
MATERIAL INFORMATION

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.



Total area: approx. 95.8 sq. metres (1031.5 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	79	72	75