



Samuel Fox Avenue Deepcar Sheffield S36 2AF  
Offers Around £200,000

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**\*\* NO CHAIN \*\* FREEHOLD \*\*** Situated on this extremely popular residential estate is this two double bedroom, stone built townhouse which benefits from a private rear garden, an allocated parking space, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the living accommodation briefly comprises: enter through a front composite door into the entrance hall with a downstairs WC. A door then opens 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 housing for a large 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. Both bedrooms benefit from day and night blinds, bedroom two has a storage cupboard over the stairs which houses the gas boiler. The modern and contemporary bathroom is partially tiled with a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin.

- TWO BEDROOM, STONE BUILT TOWNHOUSE
- ALLOCATED PARKING SPACE
- PRIVATE REAR GARDEN
- OPEN PLAN LOUNGE/DINER & KITCHEN
- DOWNSTAIRS WC
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAYS
- CLOSE TO OPEN COUNTRYSIDE
- NO CHAIN





**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. There is a Community Charge of £28.00 per month,

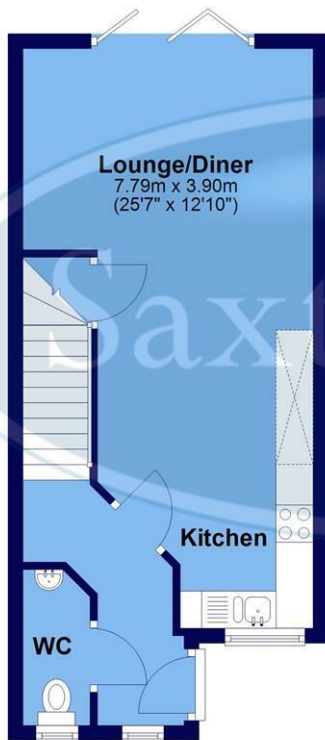
**VALUER**

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			97
(92-91) <b>A</b>			
(81-61) <b>B</b>			
(55-50) <b>C</b>			
(35-48) <b>D</b>			
(29-54) <b>E</b>			
(21-28) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91) <b>A</b>			
(81-61) <b>B</b>			
(55-50) <b>C</b>			
(35-48) <b>D</b>			
(29-54) <b>E</b>			
(21-28) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		