



St. Veronica Road Deepcar Sheffield S36 2TP
Offers In The Region Of £270,000

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**** FREEHOLD ** NO CHAIN **** Situated on this generous plot on a quiet cul-de-sac is this three/four bedroom detached property which has enclosed gardens to the side and rear and benefits from a driveway providing ample off-road parking, a detached double garage, 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 through a front uPVC door into the entrance hall with a downstairs WC. Access into the well proportioned lounge with a large front window and sliding patio doors opening onto the rear garden, while the cast-iron multi fuel stove is the focal point of the room. A door then opens into the dining room which in turn leads into the kitchen. The kitchen has a range of units with contrasting worktops which incorporate 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 fridge. An opening leads into the rear entrance porch/utility with a cupboard under the stairs, space for a tumble dryer and a side uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a loft room via pull-down loft ladders which is useful for storage, three bedrooms, a bathroom and separate WC. The principal is to the rear aspect and has a fitted cupboards. Bedroom two has access to bedroom four. Bedroom three is to the front aspect. The bathroom has a bath with electric shower and wash basin.

- EARLY VIEWING ADVISED
- THREE/FOUR BEDROOM DETACHED PROPERTY
- SITUATED ON A GENEROUS PLOT IN A QUIET CUL-DE-SAC POSITION
- WELL PROPORTIONED LOUNGE
- DOWNSTAIRS WC
- DINING ROOM, KITCHEN & REAR ENTRANCE PORCH/UTILITY
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- DOUBLE DETACHED GARAGE
- ENCLOSED GARDENS TO THE SIDE & REAR
- FOX VALLEY SHOPPING CENTRE, EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

A driveway provides ample off-road parking and this leads to the detached double garage with roller door, power and lighting. A gate gives access to gardens which run down the side and rear. Large garden shed/workshop and 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 C.

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.



Main area: Approx. 97.6 sq. metres (1050.6 sq. feet)
Plus garages: approx. 32.7 sq. metres (351.8 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	73
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	