

Saxton Mee



Lee Avenue Deepcar Sheffield S36 2QW
Guide Price £170,000

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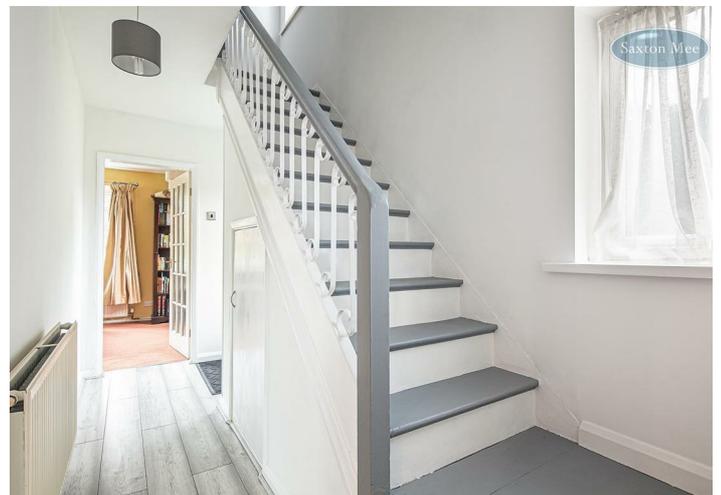
GUIDE PRICE £170,000-£180,000 ** FREEHOLD ** Situated on this attractive corner plot and benefiting from a driveway providing off-road parking for up to three cars is this three bedroom semi detached property. The property enjoys attractive views and gardens to three sides and also benefits from uPVC double glazing and gas central heating.

In brief, the living accommodation comprises: enter via a uPVC door into the entrance hall with an under stair storage cupboard and a downstairs WC. Access into the lounge and the kitchen. The lounge has dual aspect windows and an electric fire set in an attractive fireplace. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven, washing machine and a fridge freezer. A storage cupboard houses the gas boiler. An open doorway then leads into a large garden room which is currently used as a dining room and has access onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft space, the three bedrooms and the bathroom. The principal bedroom has dual aspect windows. Bedroom two has a wardrobe and attractive views. Bedroom three has dual aspect windows. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- GARDENS TO THREE SIDES
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO THREE CARS
- LOUNGE, KITCHEN & GARDEN/DINING ROOM
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Situated on this attractive corner plot with gardens to three sides mainly consisting of a lawn, seating areas and a garden pond. A driveway provides off-road parking for up to three cars.

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

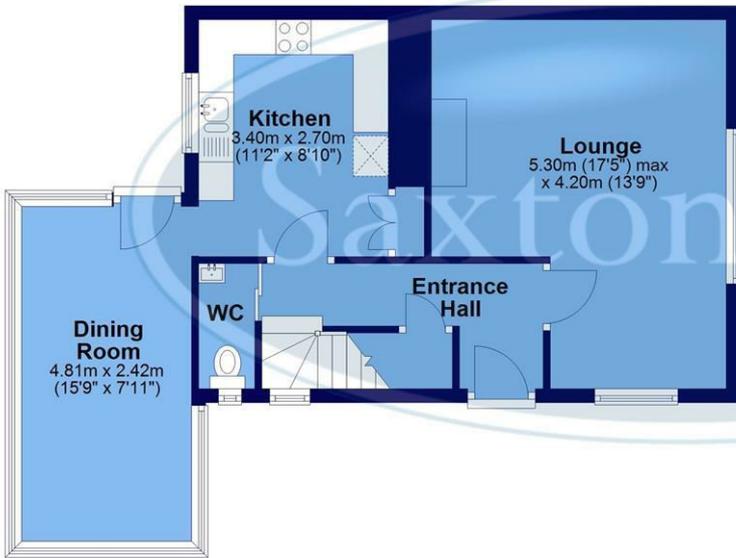
Greg Ashmore MNAEA

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.



Ground Floor

Approx. 51.6 sq. metres (555.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 91.4 sq. metres (983.9 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	74

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	70	72