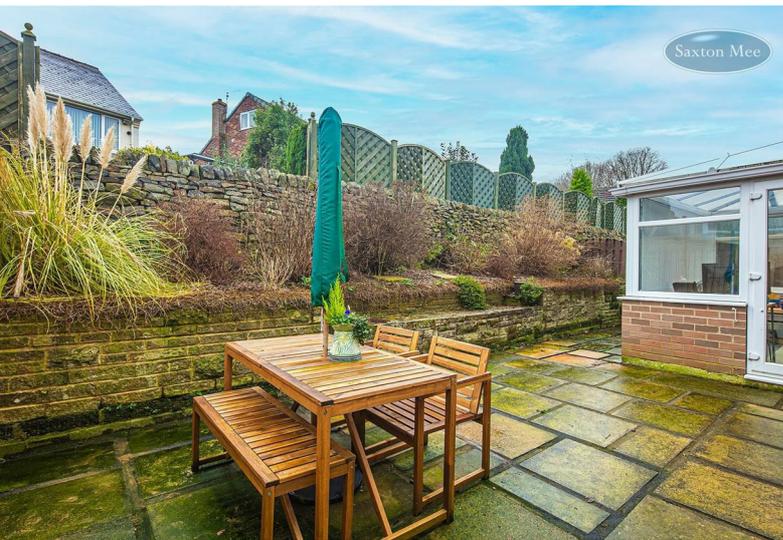


Saxton Mee

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Netherfield Close Deepcar Sheffield S36 2RR
Guide Price £240,000



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GUIDE PRICE £240,000-£250,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Situated at the end of this quiet cul-de-sac is this two double bedroom detached property which enjoys a south facing rear garden and benefits from a driveway, garage, uPVC double glazing and gas central heating. The property has been modernised by the current owners and includes but not limited to a new kitchen and bathroom, flooring and replastered and new windows. The well presented living accommodation briefly comprises: uPVC door which opens into the entrance hall with access into the useful loft space, two storage cupboards, one housing the gas boiler, the open plan living area which has lovely oak parquet style flooring throughout. The hub of the house is the open plan living area which has lovely oak parquet style flooring throughout. The modern kitchen has a range of wall, base and drawer units with a complementary quartz work surface which incorporates the sink, drainer and the four ring hob. Fully Integrated with appliances including a wine cooler, fridge, freezer, dishwasher, washing machine and electric oven. Breakfast bar. The lounge and dining room has sliding double doors which open into the extended garden room with doors opening onto the rear garden. Both bedrooms are double in size. The bathroom comes with a three piece suite including bath with overhead shower, chrome towel radiator, WC and wash basin.

- EARLY VIEWING ADVISED
- FULLY MODERNISED THROUGHOUT
- NEW KITCHEN & BATHROOM
- TWO DOUBLE BEDROOMS
- LOVELY OPEN PLAN LIVING
- EXTENDED GARDEN ROOM
- WELL PROPORTIONED GARAGE
- QUIET CUL-DE-SAC LOCATION
- FOX VALLEY SHOPPING CENTRE
- MOTORWAY LINKS





OUTSIDE

A driveway leads to the well proportioned garage which has electric and lighting. Steps and a path lead to the side entrance door, the path continues to the fully enclosed rear garden 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.

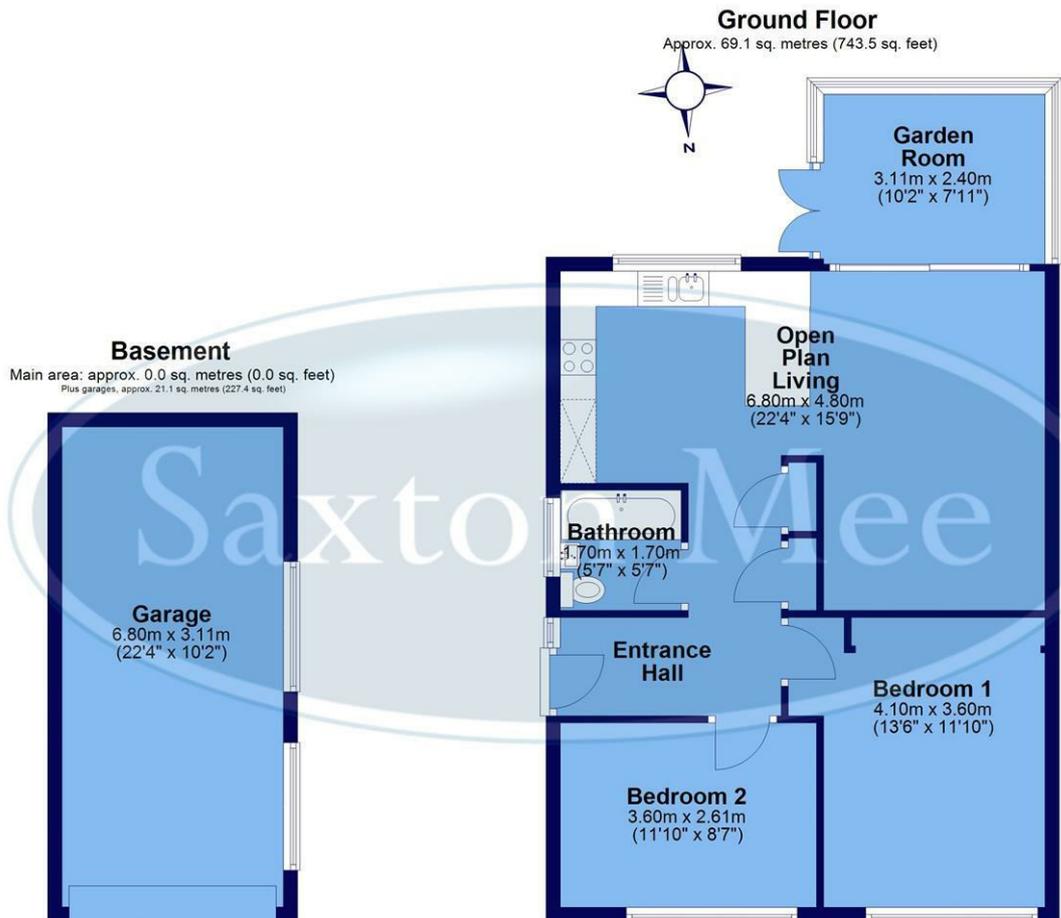
MATERIAL INFORMATION

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. 69.1 sq. metres (743.5 sq. feet)
Plus garages, approx. 21.1 sq. metres (227.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91%) 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	65	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91%) 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		