

Saxton Mee



St. George Road Deepcar Sheffield S36 2SE
Guide Price £210,000



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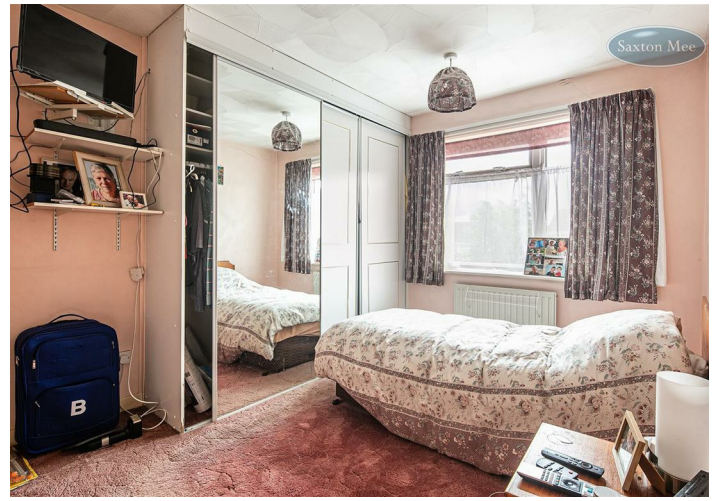
GUIDE PRICE £210,000-£220,000 ** FREEHOLD ** Offered for sale with no chain is this three bedroom detached property which has gardens to the front and rear and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter via a uPVC door into the entrance hall with a storage cupboard and access into the kitchen and the open plan lounge/diner. The kitchen has a range of units with a worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine and dishwasher as well as space for a fridge freezer and the boiler. The well proportioned open plan lounge and dining room with a gas fire (not tested) and a sliding door opening into the extended garden room which has a rear stable entrance door opening onto the 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 double bedroom is to the rear aspect and has fitted wardrobes. Double bedroom two overlooks the rear garden. Bedroom three is to the front aspect and has fitted wardrobes. The bathroom has a three piece suite including bath with electric shower, WC and wash basin with vanity unit.

- THREE BEDROOM DETACHED PROPERTY
- OPEN PLAN LOUNGE/DINER
- GARDEN ROOM & KITCHEN
- DRIVEWAY
- GARAGE
- GARDENS TO THE FRONT & REAR
- FREEHOLD / NO CHAIN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front is a lawned garden with planted borders. A driveway leads to the garage which gives access through to the rear garden which is mostly laid to lawn with planted borders.

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.

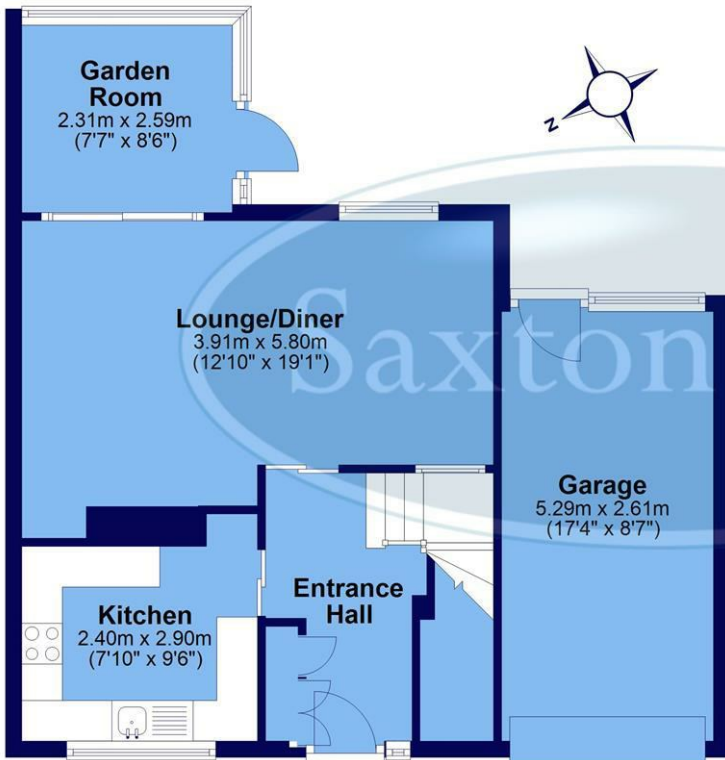
VALUER

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.

Ground Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 95.5 sq. metres (1027.7 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating</p> <p>Very energy efficient - lower running costs</p> <p>(92-101) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
64	69		
<p>Environmental Impact (CO₂) Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-101) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
		63	71
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	