

Saxton Mee



Hillcrest Road Deepcar Sheffield S36 2QL
Price £240,000

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**** FREEHOLD **** Enjoying stunning views is this well presented and effectively extended three bedroom bay fronted semi detached property which enjoys lovely landscaped gardens and benefits from a driveway providing off-road parking, a garden room, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: enter via a uPVC door into the entrance hall. A door then opens into the lounge which has a bay window allowing natural light and an under stair storage cupboard. A door then opens into the open plan kitchen/diner which has a range of cream gloss fronted soft closing wall, base and drawer units with contrasting wood effect worktops. Integrated appliances include a fridge, freezer, electric oven, microwave, four ring hob with extractor fan above along with housing and plumbing for a washing machine and space for a dishwasher. The kitchen flows into the extended garden room which has uPVC French doors opening onto the garden.

From the entrance hall, a staircase rises to the first floor landing with access into a boarded loft space via pull-down ladders and this houses the boiler (installed 2021). There is a storage cupboard and bespoke fitted shelving. There is access to the three bedrooms and the newly fitted shower room. The principal double bedroom is to the front aspect. Double bedroom two enjoys the fabulous rear views. Bedroom three is to the front aspect. The newly fitted shower room has a walk-in shower, WC and wash basin set in a vanity unit, complemented with a chrome towel radiator.

- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- NEW SHOWER ROOM
- LOUNGE WITH A BAY WINDOW
- KITCHEN/DINER
- GARDEN ROOM
- LANDSCAPED GARDENS
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

There is a block paved driveway providing off-road parking. Front garden area with an array of plants and shrubs. Access down the side of the property leads to the fully enclosed landscaped rear garden which has wooden decking, lighting, electric points, an artificial lawn and 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.

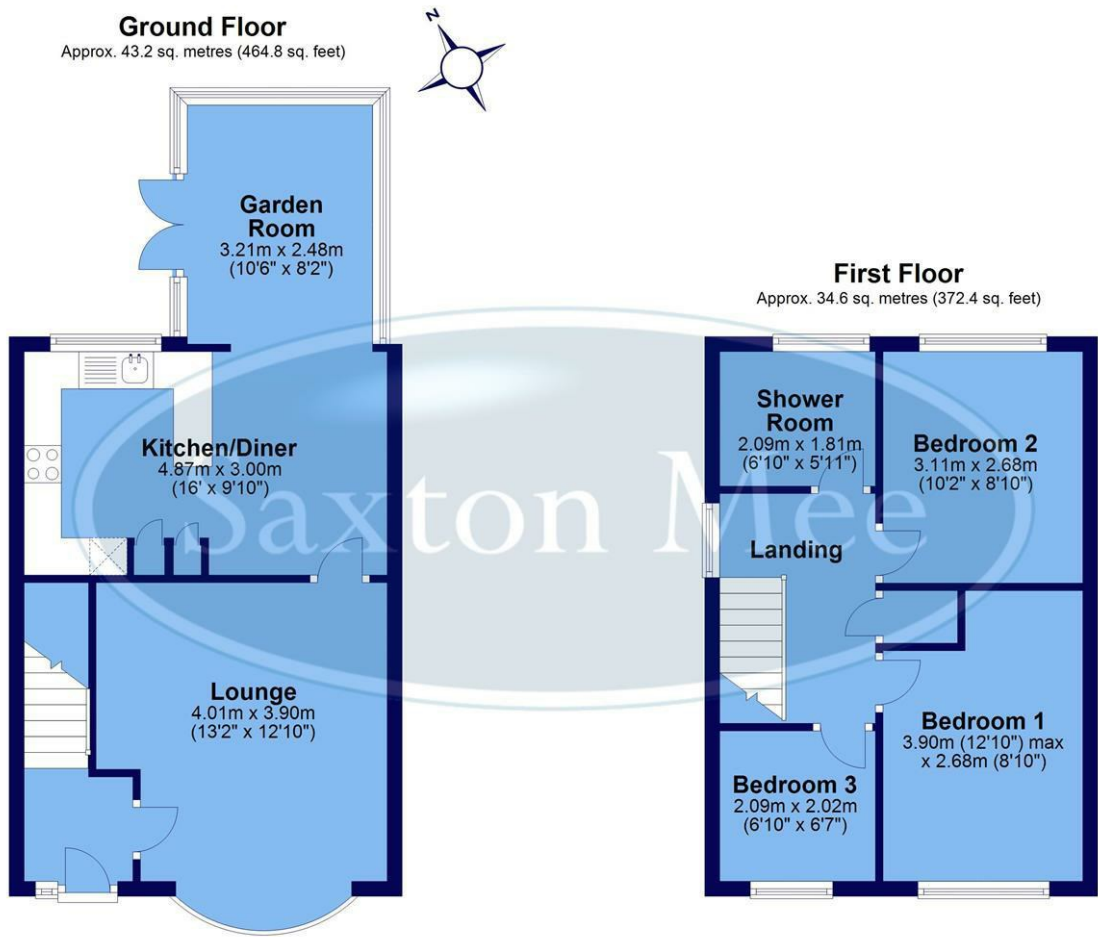
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

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.



Total area: approx. 77.8 sq. metres (837.2 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-91) A		(81-91) A	
(81-67) B		(61-81) B	
(69-80) C		(51-61) C	
(55-68) D		(31-51) D	
(39-54) E		(11-31) E	
(21-38) F		(1-10) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
66	78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC