Saxton Mee

St George Road Deepcar Sheffield S36 2SE
Offers Around £240,000

St Luke's
Sheffield's Hospice

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** FREEHOLD ** Benefiting from off-road parking and a garage is this two/three bedroom detached property which enjoys a good sized rear garden and also benefits from uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front uPVC door into a porch with housing and plumbing for a washing machine and houses the gas boiler along with access to a downstairs WC. A uPVC door then opens into the entrance hall with access into the kitchen and lounge. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is housing for an oven, plumbing for a slimline dishwasher and space for a fridge freezer. The good sized lounge has a sliding uPVC door opening onto the rear garden, while the focal point is the gas fire. There is under stair storage cupboard which also has access to the garage with an electric door. From the lounge, a door opens into the dining room, this could be utilised as a third bedroom. Double doors then open into a garden room with a uPVC door which opens onto the rear garden.

From the entrance hall, a staircase rises to the good sized first floor landing which could provide a study area and has access into the partly boarded loft space, the two bedrooms and the shower room. Double bedroom one overlooks the rear garden and has a row of wardrobes. Double bedroom two is to the front aspect. The shower room is fully tiled and has a shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- PORCH & DOWNSTAIRS WC
- LOUNGE, DINING ROOM/BEDROOM & GARDEN ROOM
- DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL ROAD
- LOCAL SCHOOLS
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAYS

OUTSIDE
To the front is a garden and block paved drive which leads to the garage. To the rear is a fully enclosed garden which is mostly laid to lawn and has 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.

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 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.

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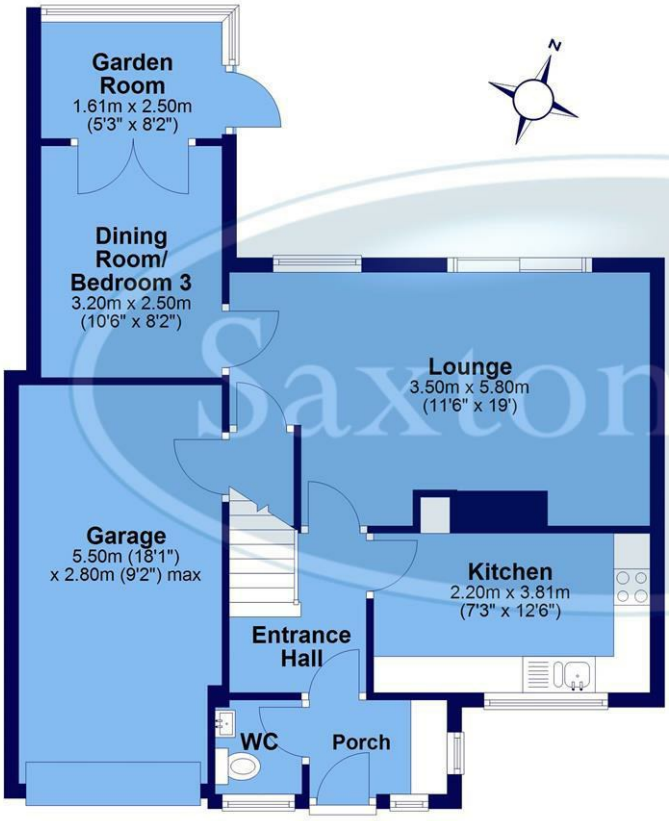
Ground Floor
Approx. 66.5 sq. metres (716.0 sq. feet)



First Floor
Approx. 33.7 sq. metres (362.2 sq. feet)

Total area: approx. 100.2 sq. metres (1078.2 sq. feet)

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

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Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
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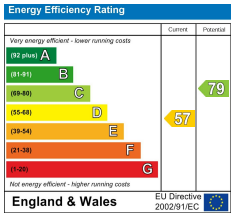

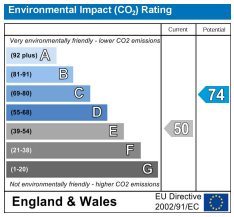

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