

Saxton Mee



**Brooke Close Deepcar Sheffield S36 2AH**  
**Guide Price £240,000**

**St Luke's**  
Sheffield's Hospice

# Brooke Close

Sheffield S36 2AH

**Guide Price £240,000**

GUIDE PRICE £240,000-£250,000 \*\* FREEHOLD \*\* EAST FACING REAR GARDEN \*\* Situated on this quiet cul-de-sac on this newly built estate close to Fox Valley is this three bedroom, two bathroom stone built semi detached property which enjoys a fully enclosed rear garden and benefits from part of its NHBC Guarantee, a tandem driveway, detached garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with a downstairs WC. A door then opens into the open plan lounge, dining area and kitchen. The bright and airy lounge area has bi-fold doors opening onto the rear garden. There is a good sized under stair cupboard which houses the gas boiler. The lounge flows into a dining area which in turn leads into the kitchen. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge, freezer, electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard over the stairs and access into the three bedrooms and the bathroom. The principal bedroom is to the rear aspect and has the added advantage of an en suite shower room with WC and wash basin with vanity unit. Double bedroom two is the front aspect. Bedroom three is to the rear. The family bathroom is partially tiled and has a chrome towel radiator and a white three piece suite consisting of a bath, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- PRINCIPAL BEDROOM WITH EN SUITE
- OPEN PLAN LOUNGE, DINING AREA & KITCHEN
- DOWNSTAIRS WC
- DRIVEWAY
- DETACHED GARAGE
- EAST FACING REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





#### OUTSIDE

A tandem driveway which leads to the stone built detached garage with electric door, power and roof storage. A gate opens to the fully enclosed rear garden which has a lawn, patio and wooden decked area.

#### 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.

