



St. Mary Crescent Deepcar Sheffield S36 2TL
Guide Price £265,000

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GUIDE PRICE £265,000-£275,000 ** FREEHOLD ** Situated on this admirable plot on the popular Ideal Homes Estate is this three double bedroom detached property which benefits from an extended porch and garden room, a good size driveway providing generous off-road parking multiple vehicles, EV Charger, detached garage with a new roof, uPVC double glazing and gas central heating. The well presented living accommodation briefly comprises, front uPVC door opens into the porch with an under stair storage cupboard. Access into the open plan lounge/dining room which has a large front window allowing natural light, while the focal point is the electric fire set in an attractive surround. uPVC French doors then open into the extended garden room which enjoys the pleasant outlook over the rear garden. From the dining area, a door opens into the separate kitchen which has a range of wall, base and drawer units with a complementary worktop which incorporates the sink, drainer and the four ring induction hob with extractor above. Integrated appliances include a double electric oven along with housing and plumbing for a washing machine and space for a fridge freezer. There is a storage cupboard with shelving and which houses the gas boiler. Side uPVC door. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, the three double bedrooms and the bathroom. The master overlooks the rear garden and has a row of fitted wardrobes. Bedroom two again benefits from fitted wardrobes. Bedroom three has two front facing windows and space for furniture. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- THREE DOUBLE BEDROOMS
- DRIVEWAY, GARAGE & EV CHARGER
- FULLY ENCLOSED REAR GARDEN
- OPEN PLAN LOUNGE & DINING ROOM
- SEPARATE KITCHEN & GARDEN ROOM
- FOX VALLEY SHOPPING CENTRE, EASY ACCESS TO SHEFFIELD & MOTORWAYS
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS





OUTSIDE

A mature hedge encloses a front gravelled area. A generous driveway providing off-road parking for multiple vehicles leads down the side of the property to the detached garage with a new roof and garage door along with a side uPVC door. A gate opens to the fully enclosed rear garden with a wooden decked seating area, lawn, planted borders, a greenhouse and garden shed.

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.

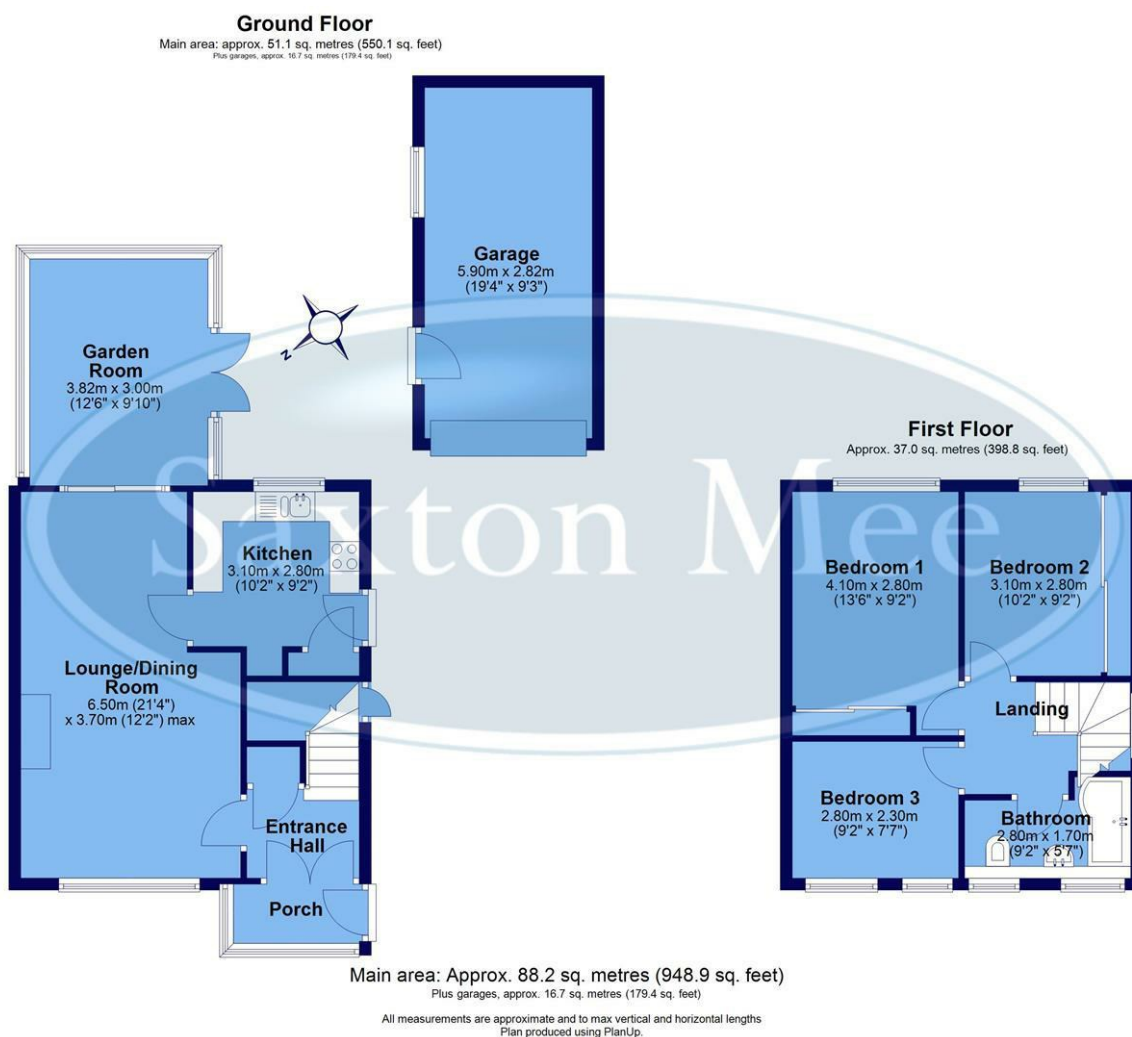
MATERIAL INFORMATION

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
(41-54) F			
(21-38) E			
(1-10) D			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
(41-54) F			
(21-38) E			
(1-10) D			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			