

Saxton Mee



Carr Road Deepcar Sheffield S36 2NR
Guide Price £150,000

St Luke's
Sheffield's Hospice

Carr Road

Sheffield S36 2NR

Guide Price £150,000

GUIDE PRICE £150,000-£155,000 ** FREEHOLD ** Situated on this popular residential road set back off Carr Road is this two bedroom, stone built end terrace which enjoys a fully enclosed rear garden and benefits from a new roof (replaced 2023), a new boiler (replaced 2024), high ceilings, gas central heating and uPVC double glazing.

Set over three levels, the living accommodation briefly comprises: enter through a front uPVC door into the lounge with a front window allowing natural light and a gas fire. Access through to the kitchen/diner which has a range of units with a worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, a four ring hob, fridge and freezer.

A door gives access to steps descending to the basement with two cellar compartments and a utility room. The utility room has housing and plumbing for a washing machine and tumble dryer. There is access to the rear garden.

From the kitchen, a staircase rises to the first floor with access into the two bedrooms and the bathroom. The principal bedroom is to the front aspect and has a storage cupboard over the stairs and space for furniture. Bedroom two is to the rear aspect and again has space for furniture. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

• TWO BEDROOM END TERRACE

• LOUNGE & KITCHEN/DINER

• BASEMENT WITH CELLARS & UTILITY ROOM

• THREE PIECE SUITE BATHROOM

• NEW ROOF (REPLACED 2023)

• NEW BOILER (REPLACED 2024)

• FULLY ENCLOSED REAR GARDEN

• FOX VALLEY SHOPPING CENTRE

• AMENITIES, SCHOOLS & TRANSPORT LINKS

• EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

Set back off Carr Road with a forecourt to the front. Shared access down the side of the property leads to the fully enclosed rear garden with an Indian stone patio, lawn and hardstanding.

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 A.

VALUER

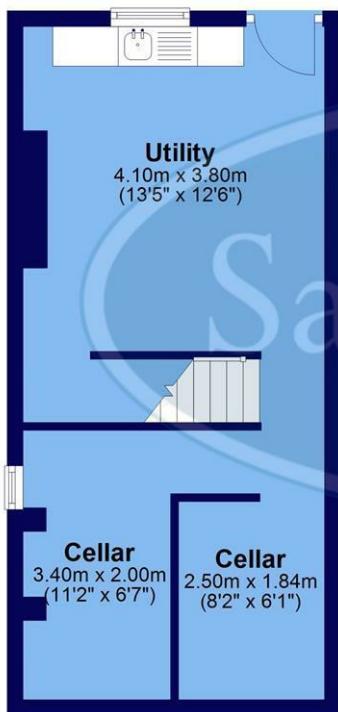
Greg Ashmore MNAEA

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.



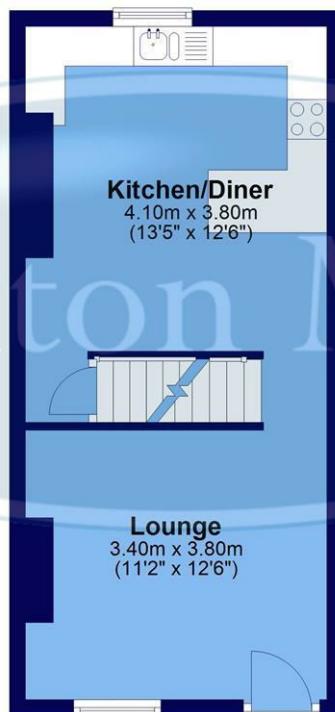
Basement

Approx. 32.3 sq. metres (348.0 sq. feet)



Ground Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 97.0 sq. metres (1043.9 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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onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G20)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
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