



Samuel Fox Avenue Deepcar Sheffield S36 2AF
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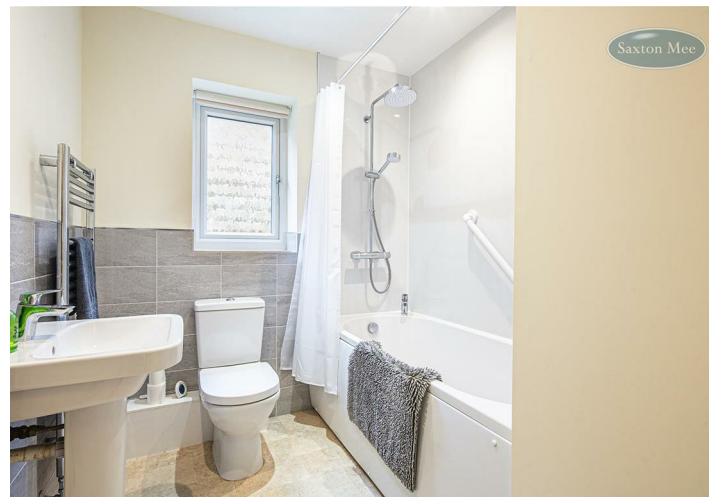
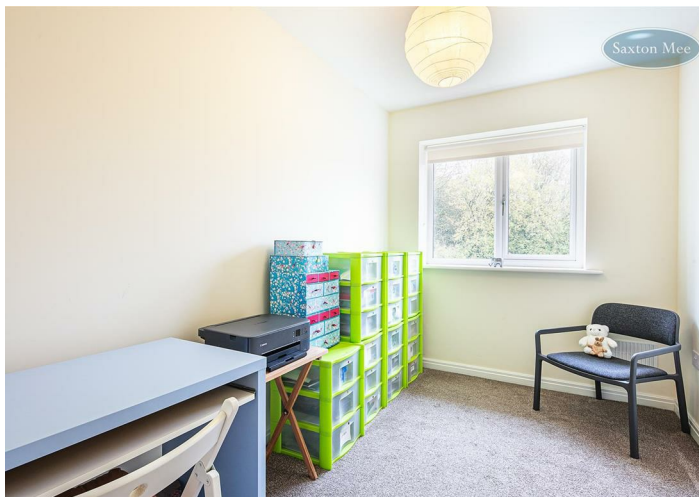
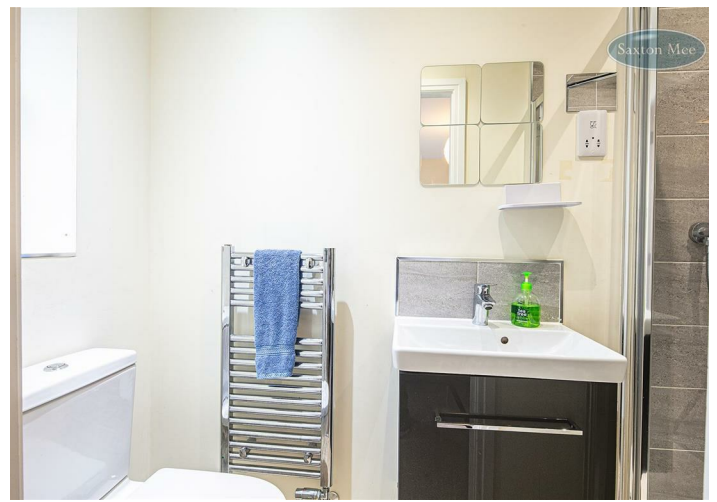
GUIDE PRICE £340,000-£350,000 ** FREEHOLD ** NO CHAIN ** Situated on this popular residential estate in close proximity to Fox Valley is this four bedroom, two bathroom, stone built detached property which enjoys an easily maintained rear garden and benefits from a double-width driveway, integral garage, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with a downstairs WC. Access into the dining room/study, the integral garage, and the kitchen/breakfast room. The study has a bay window to the front aspect. The integral garage has an electric door, power and lighting and houses the gas boiler. The kitchen/breakfast room has a modern range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher, fridge, freezer and washing machine. There is a side composite entrance door and access into the lounge which has three bi-fold doors opening to the patio and rear garden.

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

- IDEAL FAMILY HOME
- FOUR BEDROOMS
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- LOUNGE WITH BI-FOLD DOORS
- DINING ROOM/STUDY
- KITCHEN/BREAKFAST ROOM
- DOUBLE-WIDTH DRIVEWAY
- INTEGRAL GARAGE
- FULLY ENCLOSED REAR GARDEN
- EASY ACCESS TO SHEFFIELD & MOTORWAY CONNECTIONS





OUTSIDE

To the front of the property is a double-width driveway which leads to the integral garage. There is a front lawned garden. Access down the side of the property which leads to the fully enclosed rear garden which is mostly laid to lawn and includes a patio and apple tree.

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 D.

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.

Lounge
3.90m x 3.11m
(12'10" x 10'2")

Kitchen/Breakfast Room
4.50m x 3.21m
(14'9" x 10'6")

WC
2.00m x 1.50m
(6'7" x 4'11")

Dining Room
2.60m (8'6") max
x 2.00m (6'7")

Entrance Hall

Garage
5.50m (18'1") max
x 2.60m (8'6")

Approx. 56.1 sq. metres (603.5 sq. feet)

The floor plan shows a rectangular layout with a central landing. The rooms are as follows:

- Bedroom 1**: 3.80m (12'5") max x 3.20m (10'6")
- En-suite**: 2.40m x 0.91m (7'11" x 3')
- Bedroom 4**: 3.20m x 2.11m (10'6" x 6'11")
- Bathroom**: 1.93m (6'4") x 2.30m (7'6") max
- Bedroom 3**: 3.40m x 3.00m (11'2" x 9'10")
- Bedroom 2**: 2.81m (9'3") max x 3.32m (10'11")

The landing features a staircase leading down. The plan also includes icons for a toilet, a bathtub, and a shower area.

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

Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/49/EC

